



## Legislation Text

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File #: 15-13082, Version: 1

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### Property Transactions - McCullough Drive Streetscape, Parcels #15 and 16

**Action:** Approve the following Condemnation: McCullough Drive Streetscape, Parcels #15 and 16

**Project:** McCullough Drive Streetscape, Parcels #15 and 16

**Program:** McCullough Drive Streetscape

**Owner(s):** ATAPCO UEP INC

**Property Address:** Ikea Boulevard

**Total Parcel Area:** 181,184 sq. ft. (4.16 ac.)

**Property to be acquired by Easements:** 4,522 sq. ft. (0.104 ac.) Storm Drainage Easement, 9,193 sq. ft. (0.211 ac.) Sidewalk Utility Easement, 3,251 sq. ft. (0.075 ac.) Temporary Construction Easement

**Property to be acquired by Fee simple:** 1,667 sq. ft. (0.04 ac.)

**Structures/Improvements to be impacted:** Sign

**Landscaping to be impacted:** Trees, various plantings, and brick paver

**Zoned:** O-15 (CD), TOD-CC

**Use:** Office, Transit Oriented District

**Tax Code:** 047-451-24, 047-451-21

<http://polaris3g.mecklenburgcountync.gov/#pid=04745124&gsid=04745124>

<http://polaris3g.mecklenburgcountync.gov/#mat=559701&pid=04745121&gsid=04745121>

**Appraised Value:** \$110,650

**Property Owner's Concerns:** None

**City's Response to Property Owner's Concerns:** N/A

**Recommendation:** To avoid delay in the project schedule, the recommendation is to proceed to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

**Council District:** 4