

## Legislation Text

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File #: 15-13124, Version: 1

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### Charlotte Water Property Transactions - Dairy Branch Tributary Sewer Improvements, Parcel #17

**Action:** Approve the following Condemnation: Dairy Branch Tributary Sewer Improvements, Parcel #17

**Project:** Dairy Branch Tributary Sewer Improvements, Parcel #17

**Owner(s):** Erika Lopez and Leonard A Lopez

**Property Address:** 1526 Clayton Drive

**Total Parcel Area:** 21,544 sq. ft. (0.49 ac.)

**Property to be acquired by Easements:** 2,161 sq. ft. (0.05 ac.) Sanitary Sewer Easement and 736 sq. ft. (0.02 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** n/a

**Landscaping to be impacted:** 4 large trees, 10 small trees/large bushes, 10 smaller plants, ground cover

**Zoned:** R-5

**Use:** R100

**Tax Code:** 151-033-67

<http://polaris3g.mecklenburgcountync.gov/#mat=47069&pid=15103367&gisid=15103367>

**Appraised Value:** \$37,000

**Property Owner's Concerns:** The property owner is concerned about the design, the potential impacts to the property, and the compensation amount offered.

**City's Response to Property Owner's Concerns:** The city explained the rationale of the design and how it meets the objectives for the project. It was suggested the property owner could obtain their own appraisal in order to justify a counteroffer.

**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:** 1