

Legislation Text

File #: 15-13283, Version: 1

Property Transactions - Mallard Creek Reuse Line Extension to UNCC, Parcel #1

Action: Approve the following Condemnation: Mallard Creek Reuse Line Extension to UNCC, Parcel #1

Project: Mallard Creek Reuse Line Extension to UNCC, Parcel #1

Owner(s): Hill/Gray Seven LLC

Property Address: 11310 North Tryon Street

Total Parcel Area: 143,173 sq. ft. (3.287 ac.)

Property to be acquired by Easements: 11,583.98 sq. ft. (0.266 ac.) in Sanitary Sewer Easement, plus 5,941 sq. ft. (0.136 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: CC

Use: Commercial

Tax Code: 051-032-08

<http://polaris3g.mecklenburgcountync.gov/#mat=563079&pid=05103208&gisid=05103208>

Appraised Value: \$64,625

Property Owner's Concerns: The property owner is concerned about the design of the project and the potential impacts to the property.

City's Response to Property Owner's Concerns: The city was able to redesign to accommodate some of the property owner's design requests.

Outstanding Concerns: The property owner became unresponsive.

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