

Legislation Text

File #: 15-13371, Version: 1

Charlotte Water Property Transactions - Dairy Branch Tributary Sewer Improvements, Parcels #21, 22

Action: Approve the following Property Condemnation: Dairy Branch Tributary Sewer Improvements, Parcels #21, 22

Project: Dairy Branch Tributary Sewer Improvements, Parcels #21, 22

Owner(s): Salem Village Apartments, LLC c/o Marsh Associates, Inc.

Property Address: 1305-1317 Corton Drive, 1131 Salem Drive (multiple)

Total Parcel Area: 438,776 sq. ft. (10.07 ac.)

Property to be acquired by Easements: 17,593 sq. ft. (0.14 ac.) in Sanitary Sewer Easement, 1,140 sq. ft. (0.03 ac.) in Permanent Utility Easement, 3,721 sq. ft. (0.08 ac.) in Temporary Construction Easement, and 6,273 sq. ft. (0.14 ac.) in combined Permanent Utility Easement and Sanitary Sewer Easement

Structures/Improvements to be impacted: Two parking spaces, dumpster area

Landscaping to be impacted: Weeping willow, 21 decorative bushes

Zoned: R-22, O-2

Use: Multi-family, office

Tax Code: 151-033-01, 151-033-72

<http://polaris3g.mecklenburgcountync.gov/#mat=309809&pid=15103301&gclid=15103301>

<http://polaris3g.mecklenburgcountync.gov/#mat=309745&pid=15103372&gclid=15103372>

Appraised Value: \$272,275

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: 1