

Legislation Text

File #: 15-13639, Version: 1

Property Transactions - I-85 North Bridge, Parcel #1

Action: Approve the following Condemnation: I-85 North Bridge, Parcel #1

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

Project: I-85 North Bridge, Parcel #1

Program: I-85 North Bridge

Owner(s): DXC Technology Services LLC

Property Address: 9014 Research Drive

Total Parcel Area: 353,250 sq. ft. (8.109 ac.)

Property to be acquired by Fee: 3,835 sq. ft. (0.088 ac.) in Fee Simple

Property to be acquired by Easements: 1,587 sq. ft. (0.036 ac.) in Storm Drainage Easement, plus 9,402 sq. ft. (0.216 ac.) in Sidewalk and Utility Easement, plus 2,880 sq. ft. (0.066 ac.) in Waterline Easement, plus 8,516 sq. ft. (0.196 ac.) in Temporary Construction Easement, plus 2,402 sq. ft. (0.055 ac.) in Utility Easement, plus 7,629 sq. ft. (.175 ac.) in Retaining Wall Easement.

Structures/Improvements to be impacted: Fence and irrigation system

Landscaping to be impacted: Trees and various plantings

Zoned: RE-2

Use: Laboratory / Research

Tax Code: 047-141-15

<http://polaris3g.mecklenburgcountync.gov/#mat=212509&pid=04714115&gisid=04714115>

Appraised Value: \$119,900

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

City's Response to Property Owner's Concerns: The city informed the property owner's representative that they could obtain their own appraisal 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: 4