

Legislation Text

File #: 15-13840, Version: 1

Property Transactions - I-85 North Bridge, Parcels #2, 2.1, 2.2, 12, 12.1 and 13

Action: Approve the following Condemnation: I-85 North Bridge, Parcels #2, #2.1, #2.2, #12, #12.1 and #13

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, Parcels #2, #2.1, #2.2, #12, #12.1 and #13

Owner(s): DB Mainstreet Environmental Way LLC

Property Address: 1000 Louis Rose Place

Total Parcel Area: 1,054,282 sq. ft. (24.203 ac.)

Property to be acquired by Easements: 436 sq. ft. (0.01 ac.) in Storm Drainage Easement, plus 4,428 sq. ft. (0.102 ac.) in Sanitary Sewer Easement, plus 944 sq. ft. (0.022 ac.) in Sidewalk and Utility Easement, plus 594 sq. ft. (0.014 ac.) in Slope Easement, plus 3,930 sq. ft. (0.09 ac.) in Access Easement, plus 42,367 sq. ft. (0.973 ac.) in Right-of-Way and Utility Easement, plus 266 sq. ft. (0.006 ac.) in Waterline Easement, plus 17,031 sq. ft. (0.391 ac.) in Temporary Construction Easement, plus 19,704 sq. ft. (0.452 ac.) in Utility Easement

Structures/Improvements to be impacted: Irrigation system

Landscaping to be impacted: Trees and various plantings

Zoned: RE-2

Use: Laboratory / Research

Tax Code: 047-141-10, 047-141-17, 047-141-13
<http://polaris3g.mecklenburgcountync.gov/#mat=545214&pid=04714110&gisid=04714110>
<http://polaris3g.mecklenburgcountync.gov/#mat=411552&pid=04714117&gisid=04714117>
<http://polaris3g.mecklenburgcountync.gov/#pid=04714113&gisid=04714113>

Appraised Value: \$140,200

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