

## Legislation Text

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File #: 15-13843, Version: 1

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### Property Transactions - Tom Hunter Streetscape, Parcels #33 and 34

**Action:** Approve the following Condemnation: Tom Hunter Streetscape, Parcels #33 and 34

**Project:** Tom Hunter Streetscape, Parcels #33 and 34

**Program:** Tom Hunter Streetscape

**Owner(s):** Parks Holdings LLC

**Property Address:** 6441 North Tryon Street

**Total Parcel Area:** 604,223 sq. ft. (13.871 ac.)

**Property to be acquired by Easements:** 1,213 sq. ft. (0.028 ac.) Storm Drainage Easement, 7,457 sq. ft. (0.171 ac.) Sidewalk Utility Easement, 10,387 sq. ft. (0.238 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Bollards

**Landscaping to be impacted:** Bushes/Wooded area

**Zoned:** TOD-CC

**Use:** Commercial

**Tax Code:** 08924205, 08924202

<http://polaris3g.mecklenburgcountync.gov/#mat=169994&pid=08924205&gisid=08924205>  
<http://polaris3g.mecklenburgcountync.gov/#mat=170105&pid=08924202&gisid=08924202>

**Appraised Value:** \$77,800

**Property Owner's Concerns:** The property owner is concerned about the design of the project.

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

**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