

## Legislation Text

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File #: 15-14121, Version: 1

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### Property Transactions - Idlewild/Monroe Intersection - Phase I, Parcel #8

**Action:** Approve the following Condemnation: Idlewild/Monroe Intersection - Phase I, Parcel #8

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:** Idlewild/Monroe Intersection - Phase I, Parcel #8

**Program:** Idlewild/Monroe Intersection - Phase I

**Owner(s):** James M. Cullen and Anne Bell Cullen

**Property Address:** 701 Ashmore Drive

**Total Parcel Area:** 20,649 sq. ft. (0.474 ac.)

**Property to be acquired by Easements:** 2,909 sq. ft. (0.067 ac.) Sidewalk Utility Easement, 1,834 sq. ft. (0.042 ac.) Temporary Construction Easement, 2,909 sq. ft. (0.067 ac.) Waterline Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** Trees

**Zoned:** R-4

**Use:** Single-family Residential

**Tax Code:** 163-031-15

<https://polaris3g.mecklenburgcountync.gov/#mat=180287&pid=16303115&gclid=16303115>

**Appraised Value:** \$26,925

**Property Owner's Concerns:** The property owner is concerned about the amount of compensation offered.

**City's Response to Property Owner's Concerns:** The city informed the property owner they could obtain their own appraisal in order 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:** 5