

Legislation Text

File #: 15-14123, Version: 1

Property Transactions - Idlewild/Monroe Intersection - Phase I, Parcel #14

Action: Approve the following Condemnation: Idlewild/Monroe Intersection - Phase I, Parcel #14

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 #14

Program: Idlewild/Monroe Intersection - Phase I

Owner(s): Jerilynn M. Morra

Property Address: 700 Jerilyn Drive

Total Parcel Area: 14,313 sq. ft. (0.33 ac.)

Property to be acquired by Easements: 763 sq. ft. (0.018 ac.) Utility Easement, 2,614 sq. ft. (0.06 ac.) Retaining Wall Easement, 656 sq. ft. (0.015 ac.) Storm Drainage Easement, 2,614 sq. ft. (0.06 ac.) Sanitary Sewer and Waterline Easement, 2,614 sq. ft. (0.06 ac.) Sidewalk Utility Easement, 477 sq. ft. (0.011 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Fence

Landscaping to be impacted: Trees and landscaping

Zoned: R-4

Use: Single-family Residential

Tax Code: 163-033-06

<https://polaris3g.mecklenburgcountync.gov/#mat=179696&pid=16303306&gclid=16303306>

Appraised Value: \$40,800

Property Owner's Concerns: The property owner is concerned about the potential impacts to the property.

City's Response to Property Owner's Concerns: The city explained the rationale of the design and how it meets the objectives for the project.

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