

Legislation Text

File #: 15-14569, Version: 1

Property Transactions - Idlewild and Monroe Intersection - Phase I, Parcel #3

Action: Approve the following Condemnation: Idlewild and Monroe Intersection - Phase I, Parcel #3

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 and Monroe Intersection - Phase I, Parcel #3

Program: Idlewild and Monroe Intersection - Phase I

Owner(s): Kathleen L. Higgins LLC

Property Address: 5822 Monroe Road

Total Parcel Area: 53,849 sq. ft. (1.24 ac.)

Property to be acquired by Easements: 1,111 sq. ft. (0.026 ac.) Temporary Construction Easement, 1,200 sq. ft. (0.028 ac.) Waterline Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: O-1

Use: Office District

Tax Code: 163-051-22

<https://polaris3g.mecklenburgcountync.gov/#mat=576691&pid=16305122&qisid=16305122>

Appraised Value: \$7,925

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