

Legislation Text

File #: 15-14820, Version: 1

Property Transactions - Tryon Street - 36th Street Streetscape, Parcel #10

Action: Approve the following Condemnation: Tryon Street - 36th Street Streetscape, Parcel #10

Project: Tryon Street - 36th Street Streetscape, Parcel #10

Program: Tryon Street - 36th Street Streetscape

Owner(s): Carolina National Investment LLC

Property Address: 110 East 36th Street and 3222 North Tryon Street

Total Parcel Area: 30,267 sq. ft. (0.69 ac.)

Property to be acquired by Fee: 770 sq. ft. (0.017 ac.) Fee Simple

Property to be acquired by Easements: 50 sq. ft. (0.001 ac.) Utility Easement, 2,381 sq. ft. (0.055 ac.) Sidewalk Utility Easement, 1,339 sq. ft. (0.031 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Barrier post and asphalt

Landscaping to be impacted: Trees

Zoned: TOD-CC

Use: Transit Oriented Development - Community Center

Tax Code: 083-031-30

<https://polaris3g.mecklenburgcountync.gov/#mat=586220&pid=08303130&qsid=08303130>

Appraised Value: \$105,650

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: 1