

Legislation Text

File #: 15-14702, Version: 1

Property Transactions - Idlewild and Monroe Intersection - Phase I, Parcel #13

Action: Approve the following Condemnation: Idlewild and Monroe Intersection - Phase I, Parcel #13

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 #13

Program: Idlewild and Monroe Intersection - Phase I

Owner(s): Trustees of the Providence Park Kingdom Hall of Jehovah's Witnesses

Property Address: 5980 Monroe Road

Total Parcel Area: 81,268 sq. ft. (1.87 ac.)

Property to be acquired by Fee: 2,474 sq. ft. (0.06 ac.) Fee Simple

Property to be acquired by Easements: 1,477 sq. ft. (0.034 ac.) Utility Easement, 545 sq. ft. (0.013 ac.) Retaining Wall Easement, 1,409 sq. ft. (0.032 ac.) Storm Drainage Easement, 1,680 sq. ft. (0.039 ac.) Sidewalk Utility Easement, 3,471 sq. ft. (0.08 ac.) Temporary Construction Easement, 1,680 sq. ft. (0.039 ac.) Waterline Easement

Structures/Improvements to be impacted: Parking spaces, sidewalk, and light pole

Landscaping to be impacted: Trees and various plantings

Zoned: O-1

Use: Office District

Tax Code: 163-051-99

<https://polaris3g.mecklenburgcountync.gov/#mat=158519&pid=16305199&qsid=16305199>

Appraised Value: \$94,200

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