



Legislation Text

File #: 15-14882, Version: 1

Property Transactions - Idlewild and Monroe Intersection - Phase I, Parcel #15, 19, 35, and 37

Action: **Approve the following Condemnation: Idlewild and Monroe Intersection - Phase I, Parcel #15, 19, 35, and 37**

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 #15, 19, 35, and 37

Program: Idlewild and Monroe Intersection - Phase I

Owner(s): Hendrick Automotive Group

Property Address: 2301, 2315, and 2325 Roma Road and 6000 Monroe Road

Total Parcel Area: 284,831 sq. ft. (6.54 ac.)

Property to be acquired by Fee: 12,330 sq. ft. (0.283 ac.) Fee Simple

Property to be acquired by Easements: 13,830 sq. ft. (0.33 ac.) Temporary Construction Easement, 348 sq. ft. (0.007 ac.) Retaining Wall Easement, 3,849 sq. ft. (0.088 ac.) Utility Easement, 192 sq. ft. (0.004 ac.) Storm Drainage Easement, 168 sq. ft. (0.004 ac.) Bus Stop Improvement Easement, 6,143 sq. ft. (0.141 ac.) Waterline Easement, 10,374 sq. ft. (0.238 ac.) Sidewalk Utility Easement, 7,276 sq. ft. (0.167 ac.) Post Construction Controls Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: O-1

Use: Office District

Tax Code: 163-051-20, 163-051-18, 163-051-17, 163-051-32
<https://polaris3g.mecklenburgcountync.gov/#mat=550807&pid=16305120&gisid=16305120>
<https://polaris3g.mecklenburgcountync.gov/#mat=80712&pid=16305118&gisid=16305118>
<https://polaris3g.mecklenburgcountync.gov/#mat=79014&pid=16305117&gisid=16305117>
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Appraised Value: \$451,275

Property Owner's Concerns: None

City's Response to Property Owner's Concerns: N/A

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