

## Legislation Text

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File #: 15-14891, Version: 1

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### Property Transactions - XCLT Davidson to Matheson, Parcel #3

**Action:** Approve the following Condemnation: XCLT Davidson to Matheson, Parcel #3

**Project:** XCLT Davidson to Matheson, Parcel #3

**Program:** XCLT Davidson to Matheson

**Owner(s):** Fountains Noda Holdings LLC

**Property Address:** 511 East 25th Street

**Total Parcel Area:** 116,582 sq. ft. (2.676 ac.)

**Property to be acquired by Easements:** 215 sq. ft. (0.005 ac.) Greenway Easement, 3,002 sq. ft. (0.069 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** None

**Zoned:** TOD-UC

**Use:** Transit Oriented District - Urban Center

**Tax Code:** 083-053-08

<https://polaris3g.mecklenburgcountync.gov/#mat=367992&pid=08305308&gisid=08305308>

**Appraised Value:** \$19,950

**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:** 1