

Legislation Text

File #: 15-14893, Version: 1

Property Transactions - XCLT Davidson to Matheson, Parcels #7 and 8

Action: Approve the following Condemnation: XCLT Davidson to Matheson, Parcels #7 and 8

Project: XCLT Davidson to Matheson, Parcels #7 and 8

Program: XCLT Davidson to Matheson

Owner(s): Mill District Partners LLC

Property Address: 421 East 26th Street and 2315 North Davidson Street

Total Parcel Area: 166,917 sq. ft. (3.83 ac.)

Property to be acquired by Easements: 2,364 sq. ft. (0.063 ac.) Greenway Easement, 4,316 sq. ft. (0.01 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: TOD-UC, TOD-NC

Use: Transit Oriented Development - Urban Center, Transit Oriented Development - Neighborhood Center

Tax Code: 083-052-04, 083-052-06

<https://polaris3g.mecklenburgcountync.gov/#mat=125694&pid=08305204&gisid=08305204>

<https://polaris3g.mecklenburgcountync.gov/#mat=79981&pid=08305206&gisid=08305206>

Appraised Value: \$68,575

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 was able to redesign to accommodate some of the property owner's design requests.

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