

Legislation Text

File #: 15-14903, Version: 1

Property Transactions - McCullough Drive Streetscape, Parcel #19.1

Action: Approve the following Condemnation: McCullough Drive Streetscape, Parcel #19.1

Project: McCullough Drive Streetscape, Parcel #19.1

Program: McCullough Drive Streetscape

Owner(s): J and J University Boulevard LLC

Property Address: 115 East McCullough Drive

Total Parcel Area: 56,557 sq. ft. (1.30 ac.)

Property to be acquired by Easements: 2,337 sq. ft. (0.054 ac.) Utility Easement

Structures/Improvements to be impacted: Signs

Landscaping to be impacted: Trees and landscaping

Zoned: TOD-CC

Use: Transit Oriented Development - Community Center

Tax Code: 049-331-03

<https://polaris3g.mecklenburgcountync.gov/#mat=34205&pid=04933136&gisid=04933136>

Appraised Value: \$37,275

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: 4