



Legislation Text

File #: 15-14906, Version: 1

Property Transactions - McCullough Drive Streetscape, Parcel #30

Action: Approve the following Condemnation: McCullough Drive Streetscape, Parcel #30

Project: McCullough Drive Streetscape, Parcel #30

Program: McCullough Drive Streetscape

Owner(s): Apple Nine North Carolina LP

Property Address: 8340 North Tryon Street

Total Parcel Area: 485,077 sq. ft. (11.14 ac.)

Property to be acquired by fee: 14,564 sq. ft. (0.33 ac.) Fee Simple

Property to be acquired by Easements: 5,071 sq. ft. (0.116 ac.) Storm Drainage Easement, 12,295 sq. ft. (0.282 ac.) Sidewalk Utility Easement, 21,691 sq. ft. (0.498 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Parking spaces

Landscaping to be impacted: Trees

Zoned: TOD-TR

Use: Transit Oriented Development - Transit Transition

Tax Code: 049-331-02

<https://polaris3g.mecklenburgcountync.gov/#mat=203875&pid=04933102&gisid=04933102>

Appraised Value: \$330,475

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: 4