

## Legislation Text

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File #: 15-15052, Version: 1

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### Property Transactions - Parkwood Avenue Streetscape, Parcel #3, 4, 5 and 6

**Action:** Approve the following Condemnation: Parkwood Avenue Streetscape, Parcel #3, 4, 5 and 6

**Project:** Parkwood Avenue Streetscape, Parcel #3, 4, 5 and 6

**Program:** Parkwood Avenue Streetscape

**Owner(s):** Thomas R. Hunter, Carroll E. Hunter, and Linda Hunter

**Property Address:** 1100, 1104, and 1108 North Caldwell Street and 1111 North Davidson Street

**Total Parcel Area:** 125,165 sq. ft. (2.87 ac.)

**Property to be acquired by Fee:** 2,933 sq. ft. (0.07 ac.) Fee Simple

**Property to be acquired by Easements:** 4,134 sq. ft. (0.10 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:** 081-065-01, 081-065-10, 081-065-09, 081-065-07  
<https://polaris3g.mecklenburgcountync.gov/#mat=12417&pid=08106501&gisid=08106501>  
<https://polaris3g.mecklenburgcountync.gov/#mat=13295&pid=08106510&gisid=08106510>  
<https://polaris3g.mecklenburgcountync.gov/#mat=13572&pid=08106509&gisid=08106509>  
<https://polaris3g.mecklenburgcountync.gov/#mat=456300&pid=08106507&gisid=08106507>

**Appraised Value:** \$206,800

**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: 1**