



## Legislation Text

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File #: 15-15053, Version: 1

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### Property Transactions - Parkwood Avenue Streetscape, Parcel #10

**Action:** Approve the following Condemnation: Parkwood Avenue Streetscape, Parcel #10

**Project:** Parkwood Avenue Streetscape, Parcel #10

**Program:** Parkwood Avenue Streetscape

**Owner(s):** Kyle Short and Meggan Short

**Property Address:** 401 East 15<sup>th</sup> Street

**Total Parcel Area:** 9,038 sq. ft. (0.21 ac.)

**Property to be acquired by Fee:** 640 sq. ft. (0.01 ac.) Fee Simple

**Property to be acquired by Easements:** 1,426 sq. ft. (0.03 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** TOD-NC

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

**Tax Code:** 081-061-01

<https://polaris3g.mecklenburgcountync.gov/#mat=120287&pid=08106101&gisid=08106101>

**Appraised Value:** \$45,325

**Property Owner's Concerns:** The property owner is concerned about the amount of compensation offered.

**City's Response to Property Owner's Concerns:** The city informed the property owner they could obtain their own appraisal in order to justify a counteroffer.

**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