

Legislation Text

File #: 15-14553, Version: 1

Property Transactions - North Sharon Amity Road Sidewalk Project, Parcel #12

Action: Approve the following Condemnation: North Sharon Amity Road Sidewalk Project, Parcel #12

Project: North Sharon Amity Road Sidewalk Project, Parcel #12

Program: North Sharon Amity Road Sidewalk Project

Owner(s): Spectrum Southeast LLC

Property Address: 1500 North Sharon Amity Road

Total Parcel Area: 389,436 sq. ft. (8.94 ac.)

Property to be acquired by Easements: 424 sq. ft. (0.01 ac.) Storm Drainage Easement, 1,686 sq. ft. (0.039 ac.) Sidewalk Utility Easement, 1,074 sq. ft. (0.025 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: O-1 (CD)

Use: Office District

Tax Code: 163-071-01

<https://polaris3g.mecklenburgcountync.gov/#pid=16307101&gisid=16307101>

Appraised Value: \$14,450

Property Owner's Concerns: The property owner is concerned about the easement language.

City's Response to Property Owner's Concerns: The city responded by discussing proposed easement language revisions with the property owner's legal counsel.

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: 5