

Legislation Text

File #: 15-15133, Version: 1

Property Transactions - Shade Valley Road Realignment and Roundabout, Parcel #11

Action: Approve the following Condemnation: Shade Valley Road Realignment and Roundabout, Parcel #11

Project: Shade Valley Road Realignment and Roundabout, Parcel #11

Program: Shade Valley Road Realignment and Roundabout

Owner(s): Dane and Romeo LLC

Property Address: 4927 Monroe Road

Total Parcel Area: 15,669 sq. ft. (0.36 ac.)

Property to be acquired by Fee: 741 sq. ft. (0.02 ac.) Fee Simple

Property to be acquired by Easements: 623 sq. ft. (0.014 ac.) Sidewalk Utility Easement, 1,838 sq. ft. (0.042 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Parking and driveway

Landscaping to be impacted: Trees and various plantings

Zoned: O-2

Use: Office District

Tax Code: 161-051-11

<https://polaris3g.mecklenburgcountync.gov/#mat=139382&pid=16105111&qsid=16105111>

Appraised Value \$32,950

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: 5