

Legislation Text

File #: 15-15134, Version: 1

Property Transactions - Shade Valley Road Realignment and Roundabout, Parcel #16 and 18

Action: Approve the following Condemnation: Shade Valley Road Realignment and Roundabout, Parcel #16 and 18

Project: Shade Valley Road Realignment and Roundabout, Parcel #16 and 18

Program: Shade Valley Road Realignment and Roundabout

Owner(s): Oakhurst Townhome Association Inc

Property Address: 4715 Monroe Road and Birchside Drive

Total Parcel Area: 108,356 sq. ft. (2.49 ac.)

Property to be acquired by Fee: 97 sq. ft. (0.002 ac.) Fee Simple

Property to be acquired by Easements: 1,526 sq. ft. (0.035 ac.) Utility Easement, 235 sq. ft. (0.005 ac.) Storm Drainage Easement, 4,007 sq. ft. (0.092 ac.) Sidewalk Utility Easement, 7,089 sq. ft. (0.163 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Sign and Irrigation

Landscaping to be impacted: Landscaping

Zoned: NS

Use: Neighborhood Service District

Tax Code: 161-054-39, 161-054-40

<https://polaris3g.mecklenburgcountync.gov/#mat=571571&pid=16105439&gisid=16105439>
<https://polaris3g.mecklenburgcountync.gov/#pid=16105440&gisid=16105440>

Appraised Value: \$121,025

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