



Legislation Text

File #: 15-15271, Version: 1

Property Transactions - Shade Valley Road Realignment and Roundabout, Parcel #2

Action: Approve the following Condemnation: Shade Valley Road Realignment and Roundabout, Parcel #2

Project: Shade Valley Road Realignment and Roundabout, Parcel #2

Program: Shade Valley Road Realignment and Roundabout

Owner(s): State Employees' Credit Union

Property Address: 4733 Monroe Road

Total Parcel Area: 78,302 sq. ft. (1.80 ac.)

Property to be acquired by Fee: 164 sq. ft. (0.03 ac.) Fee Simple

Property to be acquired by Easements: 3,925 sq. ft. (0.09 ac.) Utility Easement, 238 sq. ft. (0.005 ac.) Storm Drainage Easement, 1,885 sq. ft. (0.043 ac.) Sidewalk Utility Easement, 2,326 sq. ft. (0.053 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: NS

Use: Neighborhood Service district

Tax Code: 161-052-22

<https://polaris3g.mecklenburgcountync.gov/#mat=607110&pid=16105222&gisid=16105222>

Appraised Value: \$71,400

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

