

Legislation Text

File #: 15-15272, Version: 1

Property Transactions - Shade Valley Road Realignment and Roundabout, Parcel #3

Action: Approve the following Condemnation: Shade Valley Road Realignment and Roundabout, Parcel #3

Project: Shade Valley Road Realignment and Roundabout, Parcel #3

Program: Shade Valley Road Realignment and Roundabout

Owner(s): Lerner and Company Real Estate

Property Address: 4811 Monroe Road

Total Parcel Area: 19,154 sq. ft. (0.44 ac.)

Property to be acquired by Fee: 4,191 sq. ft. (0.10 ac.) Fee Simple

Property to be acquired by Easements: 3,031 sq. ft. (0.07 ac.) Sidewalk Utility Easement, 3,196 sq. ft. (0.073 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Parking Space and monument sign

Landscaping to be impacted: Trees and various plantings

Zoned: O-2

Use: Office District

Tax Code: 161-051-05

<https://polaris3g.mecklenburgcountync.gov/#mat=137199&pid=16105105&qisid=16105105>

Appraised Value: \$140,050

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

City's Response to Property Owner's Concerns: The city explained the rationale of the design and how it meets the objectives for the project and 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: 5