



## Legislation Text

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File #: 15-15273, Version: 1

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### Property Transactions - Shade Valley Road Realignment and Roundabout, Parcel #10

**Action:**      **Approve the following Condemnation: Shade Valley Road Realignment and Roundabout, Parcel #10**

**Project:** Shade Valley Road Realignment and Roundabout, Parcel #10

**Program:** Shade Valley Road Realignment and Roundabout

**Owner(s):** David Erdman

**Property Address:** 4919 Monroe Road

**Total Parcel Area:** 11,906 sq. ft. (0.27 ac.)

**Property to be acquired by Fee:** 608 sq. ft. (0.01 ac.) Fee Simple

**Property to be acquired by Easements:** 543 sq. ft. (0.012 ac.) Sidewalk Utility Easement, 1,820 sq. ft. (0.042 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Parking space

**Landscaping to be impacted:** Various plantings

**Zoned:** O-2

**Use:** Office district

**Tax Code:** 161-051-10

<https://polaris3g.mecklenburgcountync.gov/#mat=139068&pid=16105110&gsid=16105110>

**Appraised Value:** \$20,425

**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