

Legislation Text

File #: 15-15275, Version: 1

Property Transactions - Shade Valley Road Realignment and Roundabout, Parcel #14

Action: Approve the following Condemnation: Shade Valley Road Realignment and Roundabout, Parcel #14

Project: Shade Valley Road Realignment and Roundabout, Parcel #14

Program: Shade Valley Road Realignment and Roundabout

Owner(s): Lerner and Company Real Estate

Property Address: 5007 and 5009 Monroe Road

Total Parcel Area: 256,960 sq. ft. (5.90 ac.)

Property to be acquired by Fee: 824 sq. ft. (0.02 ac.) Fee Simple

Property to be acquired by Easements: 2,146 sq. ft. (0.049 ac.) Sidewalk Utility Easement, 4,240 sq. ft. (0.097 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: UR-2 (CD)

Use: Urban Residential Conditional

Tax Code: 161-051-14

<https://polaris3g.mecklenburgcountync.gov/#mat=554556&pid=16105114&qsid=16105114>

Appraised Value \$52,650

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