

Legislation Text

File #: 15-15521, Version: 1

Property Transactions - Idlewild/Monroe Intersection - Phase II, Parcel #20

Action: Approve the following Condemnation: Idlewild/Monroe Intersection - Phase II, Parcel #20

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

Project: Idlewild/Monroe Intersection - Phase II, Parcel #20

Program: Idlewild/Monroe Intersection - Phase II

Owner(s): ALC Mosaic Inc

Property Address: 6100 Monroe Road

Total Parcel Area: 75,095 sq. ft. (1.72 ac.)

Property to be acquired by Fee: 2,664 sq. ft. (0.06 ac.) Fee Simple

Property to be acquired by Easements: 1,608 sq. ft. (0.037 ac.) Utility Easement, 761 sq. ft. (0.017 ac.) Retaining Wall Easement, 6,544 sq. ft. (0.15 ac.) Sidewalk Utility Easement, 4,757 sq. ft. (0.109 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: R-3

Use: Single-family Residential

Tax Code: 189-013-11
<https://polaris3g.mecklenburgcountync.gov/#mat=161261&pid=18901311&gisid=18901311>

Appraised Value: \$89,600

Property Owner's Concerns: The property owner is concerned about the potential impacts to the property and the amount of compensation offered.

City's Response to Property Owner's Concerns: The city was able to redesign to accommodate some of the property owner's design requests 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