

## Legislation Text

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File #: 15-16143, Version: 1

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### Property Transactions - JW Clay Boulevard Streetscape, Parcel #13 and 15

**Action:** Approve the following Condemnation: JW Clay Boulevard Streetscape, Parcel #13 and 15

**Project:** JW Clay Boulevard Streetscape, Parcel #13 and 15

**Program:** JW Clay Boulevard Streetscape

**Owner(s):** University Place Owners Association INC

**Property Address:** JW Clay Boulevard and 9131 JW Clay Boulevard

**Total Parcel Area:** 68,160 sq. ft. (1.57 ac.)

**Property to be acquired by Easements:** 2,984 sq. ft. (0.069 ac.) Post Construction Controls Easement, 18,008 sq. ft. (0.413 ac.) Slope Easement, 6,527 sq. ft. (0.15 ac.) Sidewalk Utility Easement, 12,317 sq. ft. (0.283 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** None

**Zoned:** TOD-CC, B-1S CD

**Use:** Transit Oriented Development - Community Center, Neighborhood Business

**Tax Code:** 047-252-01, 047-291-98

<https://polaris3g.mecklenburgcountync.gov/#pid=04725201&gisid=04725201>

<https://polaris3g.mecklenburgcountync.gov/#mat=215277&pid=04729198&gisid=04729198>

**Appraised Value:** \$81,300

**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:** 4