

Legislation Text

File #: 15-16144, Version: 1

Property Transactions - JW Clay Boulevard Streetscape, Parcel #18

Action: Approve the following Condemnation: JW Clay Boulevard Streetscape, Parcel #18

Project: JW Clay Boulevard Streetscape, Parcel #18

Program: JW Clay Boulevard Streetscape

Owner(s): Walden Court of Delaware LLC

Property Address: 9101 - 9219 Olmsted Drive

Total Parcel Area: 419,430 sq. ft. (9.63 ac.)

Property to be acquired by Easements: 700 sq. ft. (0.016 ac.) Post Construction Controls Easement, 825 sq. ft. (0.019 ac.) Storm Drainage Easement, 8,525 sq. ft. (0.196 ac.) Sidewalk Utility Easement, 14,984 sq. ft. (0.344 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Sign and light pole

Landscaping to be impacted: Trees and bushes

Zoned: B-1S CD

Use: Shopping Center District

Tax Code: 047-291-43

<https://polaris3g.mecklenburgcountync.gov/#mat=560521&pid=04729143&gisid=04729143>

Appraised Value: \$80,875

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