



## Legislation Text

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File #: 15-16223, Version: 1

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### Property Transactions - JW Clay Boulevard Streetscape, Parcel #7

**Action:** Approve the following Condemnation: JW Clay Boulevard Streetscape, Parcel #7

**Project:** JW Clay Boulevard Streetscape, Parcel #7

**Program:** JW Clay Boulevard Streetscape

**Owner(s):** NC Land LLLP and UP Retail LLLP

**Property Address:** 8709 JW Clay Boulevard

**Total Parcel Area:** 679,100 sq. ft. (15.59 ac.)

**Property to be acquired by Fee:** 8,618 sq. ft. (0.20 ac.) Fee Simple

**Property to be acquired by Easements:** 6,306 sq. ft. (0.145 ac.) Sidewalk Utility Easement, 11,001 sq. ft. (0.253 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Lighted bollard and steel pergola

**Landscaping to be impacted:** Trees and shrubs

**Zoned:** CC

**Use:** Commercial

**Tax Code:** 047-201-01

<https://polaris3g.mecklenburgcountync.gov/#mat=556365&pid=04720101B&gisid=04720101>

**Appraised Value:** \$202,850

**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