

Legislation Text

File #: 15-16306, 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: 37,658 sq. ft. (0.86 ac.)

Property to be acquired by Fee: 781 sq. ft. (0.02 ac.) Fee Simple

Property to be acquired by Easements: 2,026 sq. ft. (0.047 ac.) Sidewalk Utility Easement, 4,049 sq. ft. (0.093 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Signs

Landscaping to be impacted: Various plantings

Zoned: O-6 (CD)

Use: Office District

Tax Code: New PID 161-051-14 not showing in Polaris. Old PID 161-051-36
<https://polaris3g.mecklenburgcountync.gov/#mat=240222&pid=16105136&gisid=16105136>

Appraised Value: \$55,950

Property Owner's Concerns: The property owner is concerned about the design of the project, the potential impacts to the property, 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