

## Legislation Text

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File #: 15-16360, Version: 1

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### Property Transactions - Shade Valley Road Realignment and Roundabout, Parcel #17 and 19

**Action:** Approve the following Condemnation: Shade Valley Road Realignment and Roundabout, Parcel #17 and 19

**Project:** Shade Valley Road Realignment and Roundabout, Parcel #17 and 19

**Program:** Shade Valley Road Realignment and Roundabout

**Owner(s):** Lake Hills Apartments LP

**Property Address:** 2200-2218 and 2301 Shade Valley Road

**Total Parcel Area:** 258,855 sq. ft. (5.94 ac.)

**Property to be acquired by Fee:** 67 sq. ft. (0.001 ac.) Fee Simple

**Property to be acquired by Easements:** 3,569 sq. ft. (0.08 ac.) Sidewalk Utility Easement, 8,834 sq. ft. (0.20 ac.) Temporary Construction Easement, 1,017 sq. ft. (0.02 ac.) Storm Drainage Easement, 7,432 sq. ft. (0.17 ac.) Post Construction Controls Easement

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

**Landscaping to be impacted:** Trees and various plantings

**Zoned:** R-17 MF

**Use:** Multi-family Residential

**Tax Code:** 161-051-32, 161-052-33

<https://polaris3g.mecklenburgcountync.gov/#mat=606880&pid=16105132&gisid=16105132>  
<https://polaris3g.mecklenburgcountync.gov/#mat=411891&pid=16105233&gisid=16105233>

**Appraised Value** \$134,575

**Property Owner's Concerns:** The property owner is concerned about the design of the project 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