



## Legislation Text

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File #: 15-16631, Version: 1

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### Property Transactions - The Plaza at Duncan Avenue Pedestrian Beacon, Parcel #5

**Action:** Approve the following Condemnation: The Plaza at Duncan Avenue Pedestrian Beacon, Parcel #5

**Project:** The Plaza at Duncan Avenue Pedestrian Beacon, Parcel #5

**Program:** The Plaza at Duncan Avenue Pedestrian Beacon

**Owner(s):** Sophia Shuler

**Property Address:** 1901 Stratford Avenue

**Total Parcel Area:** 10,717 sq. ft. (0.25 ac.)

**Property to be acquired by Easements:** 95 sq. ft. (0.002 ac.) Utility Easement, 913 sq. ft. (0.021 ac.) Sidewalk Utility Easement, 1,055 sq. ft. (0.024 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** N/A

**Landscaping to be impacted:** N/A

**Zoned:** B-1

**Use:** Business

**Tax Code:** 095-023-10

<https://polaris3g.mecklenburgcountync.gov/#mat=346203&pid=09502310&gisid=09502310>

**Appraised Value:** \$20,050

**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:** 1