

Legislation Text

File #: 15-16643, Version: 1

Property Transactions - DeArmon Road Improvements, Parcel #21

Action: Approve the following Condemnation: DeArmon Road Improvements, Parcel #21

Project: DeArmon Road Improvements, Parcel #21

Program: DeArmon Road Improvements

Owner(s): Crown Atlantic Company LLC

Property Address: 12430 DeArmon Road

Total Parcel Area: 574,380 sq. ft. (13.19 ac.)

Property to be acquired by Fee: 20,314 sq. ft. (0.47 ac.) Fee Simple

Property to be acquired by Easements: 1,016 sq. ft. (0.023 ac.) Utility Easement, 3,512 sq. ft. (0.081 ac.) Storm Drainage Easement, 1,325 sq. ft. (0.03 ac.) Slope Easement, 7,844 sq. ft. (0.18 ac.) Sidewalk Utility Easement, 6,617 sq. ft. (0.152 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: N/A

Landscaping to be impacted: N/A

Zoned: INS T(CD)

Use: Institutional (Conditional Zoning)

Tax Code: 027-062-04

<https://polaris3g.mecklenburgcountync.gov/#mat=26719&pid=02706204&gisid=02706204>

Appraised Value: \$32,650

Property Owner's Concerns: The property owner is concerned about the potential impacts to the property.

City's Response to Property Owner's Concerns: The city was able to redesign to accommodate some of the property owner's design requests.

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