

Legislation Text

File #: 15-16648, Version: 1

Property Transactions - DeArmon Road Improvements, Parcel #37 and 39

Action: Approve the following Condemnation: DeArmon Road Improvements, Parcel #37 and 39

Project: DeArmon Road Improvements, Parcel #37 and 39

Program: DeArmon Road Improvements

Owner(s): Prosperity Village Homeowners Association

Property Address: 12400 and 12545 Jessica Place

Total Parcel Area: 770,823 sq. ft. (17.70 ac.)

Property to be acquired by Fee: 218 sq. ft. (0.005 ac.) Fee Simple

Property to be acquired by Easements: 10,075 sq. ft. (0.231 ac.) Utility Easement, 1,581 sq. ft. (0.036 ac.) Storm Drainage Easement, 1,456 sq. ft. (0.033 ac.) Slope Easement, 6,649 sq. ft. (0.153 ac.) Sidewalk Utility Easement, 3,215 sq. ft. (0.074 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: R-8 MF (CD)

Use: Multi-family Residential

Tax Code: 027-073-83 and 027-074-84

<https://polaris3g.mecklenburgcountync.gov/#mat=435662&pid=02707383&gisid=02707383>
<https://polaris3g.mecklenburgcountync.gov/#pid=02707384&gisid=02707384>

Appraised Value: \$72,425

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 explained the rationale of the design and how it meets the objectives for the project.

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