

## Legislation Text

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File #: 15-17083, Version: 1

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### Property Transactions - DeArmon Road Improvements, Parcel #36

**Action:** Approve the following Condemnation: DeArmon Road Improvements, Parcel #36

**Project:** DeArmon Road Improvements, Parcel #36

**Program:** DeArmon Road Improvements

**Owner(s):** Manochehr Ghahhari, Claudia Sandra Jacobs, and Wells Fargo Bank, N.A.

**Property Address:** 12301 DeArmon Road

**Total Parcel Area:** 183,006 sq. ft. (4.23 ac.)

**Property to be acquired Fee:** 12,839 sq. ft. (0.29 ac.) Fee Simple

**Property to be acquired by Easements:** 2,452 sq. ft. (0.056 ac.) Utility Easement, 1,559 sq. ft. (0.036 ac.) Storm Drainage Easement, 3,681 sq. ft. (0.085 ac.) Slope Easement, 1,814 sq. ft. (0.042 ac.) Sidewalk Utility Easement, 6,121 sq. ft. (0.141 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Split rail fence and parking area light

**Landscaping to be impacted:** Tree

**Zoned:** R-3

**Use:** Single-family Residential

**Tax Code:** 027-072-19

<https://polaris3g.mecklenburgcountync.gov/#mat=27189&pid=02707219&gisid=02707219>

**Appraised Value:** \$46,025

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

**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