



Legislation Text

File #: 15-17330, Version: 1

Charlotte Water Property Transactions - Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcel #13

Action: Approve the following Condemnation: Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcel #13

Project: Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcel #13

Owner(s): JJP Little Rock, LLC

Property Address: 2540 Little Rock Road

Total Parcel Area: 72,745 sq. ft. (1.67 ac.)

Property to be acquired by Easements: 7,647 sq. ft. (0.18 ac.) in Waterline Easement, plus 5,308 sq. ft. (0.12 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Medium evergreen trees, medium flowering trees, and ground cover shrubs

Zoned: B-1(CD)

Use: Commercial

Tax Code: 055-351-34

<https://polaris3g.mecklenburgcountync.gov/#mat=87091&pid=05535134&gisid=05535134>

Appraised Value: \$161,300

Property Owner's Concerns: The amount of compensation offered

City's Response to Property Owner's Concerns: The City 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: 3