



Legislation Text

File #: 15-17340, Version: 1

Property Transactions - XCLT Craighead to Tryon, parcel #5

Action: Approve the following Condemnation: XCLT Craighead to Tryon, parcel #5

Project: XCLT Craighead to Tryon, parcel #5

Program: XCLT Craighead to Tryon

Owner(s): Trailhead 4100 Owner LLC

Property Address: 4100 Raleigh Street

Total Parcel Area: 146,168 sq. ft. (3.36 ac.)

Property to be acquired by Easements: 147 sq. ft. (0.003 ac.) Greenway Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: TOD-M(O)

Use: Transit Oriented Development - Mixed use, Optional

Tax Code: 091-072-04

<https://polaris3g.mecklenburgcountync.gov/#mat=586867&pid=09107204&qisid=09107204>

Appraised Value: \$3,725

Property Owner's Concerns: The property owner is concerned about 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: 1