

Legislation Text

File #: 15-17341, Version: 1

Property Transactions - XCLT Craighead to Tryon, parcel #6

Action: Approve the following Condemnation: XCLT Craighead to Tryon, parcel #6

Project: XCLT Craighead to Tryon, parcel #6

Program: XCLT Craighead to Tryon

Owner(s): Trailhead 530 Owner LLC

Property Address: 530 East Sugar Creek Road

Total Parcel Area: 196,070 sq. ft. (4.50 ac.)

Property to be acquired by Easements: 1,446 sq. ft. (0.033 ac.) Greenway Easement, 564 sq. ft. (0.013 ac.) Temporary Construction 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: 091-071-04

<https://polaris3g.mecklenburgcountync.gov/#pid=09107104&gsid=09107104>

Appraised Value: \$32,825

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