

Legislation Text

File #: 15-17344, Version: 1

Property Transactions - XCLT Orr Road to Rocky River Road, parcel #2

Action: Approve the following Condemnation: XCLT Orr Road to Rocky River Road, parcel #2

Project: XCLT Orr Road to Rocky River Road, parcel #2

Program: XCLT Orr Road to Rocky River Road

Owner(s): Storage Trust Properties LP

Property Address: 5748 North Tryon Street

Total Parcel Area: 154,606 sq. ft. (3.55 ac.)

Property to be acquired by Easements: 2,200 sq. ft. (0.051 ac.) Utility Easement, 1,448 sq. ft. (0.033 ac.) Sidewalk Utility Easement, 587 sq. ft. (0.013 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: I-2

Use: Industrial

Tax Code: 049-011-20

<https://polaris3g.mecklenburgcountync.gov/#mat=155136&pid=04901120&gisid=04901120>

Appraised Value: \$30,050

Property Owner's Concerns: The property owner is concerned about the design of the project and the amount of compensation offered.

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 and 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: 4