

Legislation Text

File #: 15-17651, Version: 1

Property Transactions - Monroe Road Streetscape, Parcel #30

Action: Approve the following Condemnation: Monroe Road Streetscape, Parcel #30

Project: Monroe Road Streetscape, Parcel #30

Program: Monroe Road Streetscape

Owner(s): 1200 The Plaza LLC

Property Address: 4427 Monroe Road

Total Parcel Area: 15,815 sq. ft. (0.37 ac.)

Property to be acquired by Easements: 5 sq. ft. (0 ac.) Utility Easement, 787 sq. ft. (0.018 ac.) Sidewalk Utility Easement, 878 sq. ft. (0.02 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Shrubs

Zoned: B-1

Use: Industrial and Business District

Tax Code: 159-061-22

<https://polaris3g.mecklenburgcountync.gov/#mat=131135&pid=15906122&gisid=15906122>

Appraised Value: \$10,825

Property Owner's Concerns: The property owner is concerned about the design of the project and potential impacts to the property.

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: 5