

Legislation Text

File #: 15-17653, Version: 1

Property Transactions - Monroe Road Streetscape, Parcel #35

Action: Approve the following Condemnation: Monroe Road Streetscape, Parcel #35

Project: Monroe Road Streetscape, Parcel #35

Program: Monroe Road Streetscape

Owner(s): Clayworks INC

Property Address: 4506 and 4508 Monroe Road

Total Parcel Area: 61,118 sq. ft. (1.40 ac.)

Property to be acquired by Easements: 1,248 sq. ft. (0.029 ac.) Sidewalk Utility Easement, 2,095 sq. ft. (0.048 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Sign and parking spaces

Landscaping to be impacted: Trees and shrubs

Zoned: I-1 and B-2

Use: Industrial and Business District

Tax Code: 161-071-15

<https://polaris3g.mecklenburgcountync.gov/#mat=132045&pid=16107115&gisid=16107115>

Appraised Value: \$53,225

Property Owner's Concerns: N/A

City's Response to Property Owner's Concerns: N/A

Recommendation: The City is currently waiting on signed documents, but 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