

Legislation Text

File #: 15-17488, Version: 1

Property Transactions - Monroe Road Streetscape, parcel #18 and 20

Action: Approve the following Condemnation: Monroe Road Streetscape, parcel #18 and 20

Project: Monroe Road Streetscape, parcel #18 and 20

Program: Monroe Road Streetscape

Owner(s): Momar Realty LLC

Property Address: 4326 Monroe Road

Total Parcel Area: 124,581 sq. ft. (2.86 ac.)

Property to be acquired by Easements: 2,580 sq. ft. (0.059 ac.) Utility Easement, 434 sq. ft. (0.01 ac.) Storm Drainage Easement, 2,297 sq. ft. (0.053 ac.) Sidewalk Utility Easement, 1,934 sq. ft. (0.044 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Sign

Landscaping to be impacted: Trees and shrubs

Zoned: B-2 and I-1

Use: Business District and Industry

Tax Code: 16107123, 16107135

<https://polaris3g.mecklenburgcountync.gov/#mat=128927&pid=16107123&qsid=16107123>

<https://polaris3g.mecklenburgcountync.gov/#mat=129183&pid=16107135&qsid=16107135>

Appraised Value: \$101,794

Property Owner's Concerns: None

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

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