

Legislation Text

File #: 15-17489, Version: 1

Property Transactions - Monroe Road Streetscape, parcel #29

Action: Approve the following Condemnation: Monroe Road Streetscape, parcel #29

Project: Monroe Road Streetscape, parcel #29

Program: Monroe Road Streetscape

Owner(s): St. George Eritrean Orthodox Church Inc.

Property Address: 4419 Monroe Road

Total Parcel Area: 32,375 sq. ft. (0.74 ac.)

Property to be acquired by Easements: 1,181 sq. ft. (0.027 ac.) Utility Easement, 1,188 sq. ft. (0.027 ac.) Sidewalk Utility Easement, 791 sq. ft. (0.018 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Sign and parking space

Landscaping to be impacted: Bushes

Zoned: B-1

Use: Business District

Tax Code: 159-061-20

<https://polaris3g.mecklenburgcountync.gov/#mat=130796&pid=15906120&gisid=15906120>

Appraised Value: \$41,800

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