



## Legislation Text

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File #: 15-17491, Version: 1

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### Property Transactions - Monroe Road Streetscape, parcel #45

**Action:** Approve the following Condemnation: Monroe Road Streetscape, parcel #45

**Project:** Monroe Road Streetscape, parcel #45

**Program:** Monroe Road Streetscape

**Owner(s):** The Zeje Group LLC

**Property Address:** 4814 Monroe Road

**Total Parcel Area:** 12,750 sq. ft. (0.29 ac.)

**Property to be acquired by Easements:** 71 sq. ft. (0.002 ac.) Storm Drainage Easement, 1,090 sq. ft. (0.025 ac.) Sidewalk Utility Easement, 678 sq. ft. (0.016 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Sign and fence

**Landscaping to be impacted:** None

**Zoned:** O-2

**Use:** Office District

**Tax Code:** 161-082-15

<https://polaris3g.mecklenburgcountync.gov/#mat=137298&pid=16108215&gisid=16108215>

**Appraised Value:** \$16,800

**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