

Legislation Text

File #: 15-17493, Version: 1

Property Transactions - Monroe Road Streetscape, parcel #52

Action: Approve the following Condemnation: Monroe Road Streetscape, parcel #52

Project: Monroe Road Streetscape, parcel #52

Program: Monroe Road Streetscape

Owner(s): Emma Allen Insurance Agency Inc

Property Address: 4920 Monroe Road

Total Parcel Area: 12,757 sq. ft. (0.29 ac.)

Property to be acquired by Easements: 1,113 sq. ft. (0.026 ac.) Sidewalk Utility Easement, 987 sq. ft. (0.023 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Sign

Landscaping to be impacted: Irrigation system, trees, and various plants

Zoned: O-2

Use: Office District

Tax Code: 161-081-19

<https://polaris3g.mecklenburgcountync.gov/#mat=139122&pid=16108119&gisid=16108119>

Appraised Value: \$40,425

Property Owner's Concerns: The property owner is concerned about the 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