



## Legislation Text

---

File #: 15-17652, Version: 1

---

### Property Transactions - Monroe Road Streetscape, Parcel #31

**Action:** Approve the following Condemnation: Monroe Road Streetscape, Parcel #31

**Project:** Monroe Road Streetscape, Parcel #31

**Program:** Monroe Road Streetscape

**Owner(s):** 1200 The Plaza LLC

**Property Address:** 4431 Monroe Road

**Total Parcel Area:** 9,845 sq. ft. (0.23 ac.)

**Property to be acquired by Easements:** 765 sq. ft. (0.018 ac.) Sidewalk Utility Easement, 780 sq. ft. (0.018 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** Shrubs

**Zoned:** B-1

**Use:** Business District

**Tax Code:** 159-061-23

<https://polaris3g.mecklenburgcountync.gov/#mat=131253&pid=15906123&gisid=15906123>

**Appraised Value:** \$9,925

**Property Owner's Concerns:** The property owner is concerned about the design of the project and 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