

## Legislation Text

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File #: 15-17654, Version: 1

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### Property Transactions - Monroe Road Streetscape, Parcel #36

**Action:** Approve the following Condemnation: Monroe Road Streetscape, Parcel #36

**Project:** Monroe Road Streetscape, Parcel #36

**Program:** Monroe Road Streetscape

**Owner(s):** 1924-1958 East 7th St LLC

**Property Address:** 4520 Monroe Road

**Total Parcel Area:** 72,101 sq. ft. (1.66 ac.)

**Property to be acquired by Easements:** 2,633 sq. ft. (0.06 ac.) Sidewalk Utility Easement, 4,294 sq. ft. (0.099 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Parking spaces and sign

**Landscaping to be impacted:** Trees and shrubs

**Zoned:** B-2

**Use:** Business District

**Tax Code:** 161-071-13

<https://polaris3g.mecklenburgcountync.gov/#mat=132635&pid=16107113&gisid=16107113>

**Appraised Value:** \$69,625

**Property Owner's Concerns:** The property owner is concerned about the amount of compensation offered and the potential impacts to the property.

**City's Response to Property Owner's Concerns:** The City informed the property owner they could obtain their own appraisal in order to justify a counteroffer and 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