

Legislation Text

File #: 15-17720, Version: 1

Charlotte Water Property Transactions - Derita Branch Tributary Sanitary Sewer Improvements Project, Parcel #30

Action: Approve the following Condemnation: Derita Branch Tributary Sanitary Sewer Improvements Project, Parcel #30

Project: Derita Branch Tributary Sanitary Sewer Improvements Project, Parcel #30

Owner(s): F9 Properties, LLC (P/K/A ANO, LLC)

Property Address: 4840 Reagan Drive

Total Parcel Area: 159,278 sq. ft. (3.66 ac.)

Property to be acquired by Easements: 6,374 sq. ft. (0.15 ac.) in Sanitary Sewer Easement, 8,675 sq. ft. (0.20 ac.) in Permanent Access Easement and 12,369 sq. ft. (.28 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: B-2 (CD)

Use: Commercial

Tax Code: 087-071-43

<https://polaris3g.mecklenburgcountync.gov/#mat=441760&pid=08707143&qisid=08707143>

Appraised Value: \$53,425

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

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 and informed the property owner they could obtain their own appraisal in order to justify a counteroffer.

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: 1