



Legislation Text

File #: 15-17807, Version: 1

Property Transactions - Monroe Road Streetscape, Parcel #37

Action: Approve the following Condemnation: Monroe Road Streetscape, Parcel #37

Project: Monroe Road Streetscape, Parcel #37

Program: Monroe Road Streetscape

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

Property Address: 4620 Monroe Road

Total Parcel Area: 34,219 sq. ft. (0.79 ac.)

Property to be acquired by Easements: 2,694 sq. ft. (0.062 ac.) Sidewalk Utility Easement, 3,360 sq. ft. (0.077 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: B-1

Use: Business District

Tax Code: 161-071-12

<https://polaris3g.mecklenburgcountync.gov/#mat=399811&pid=16107112&gisid=16107112>

Appraised Value: \$48,925

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

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.

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