

## Legislation Text

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File #: 15-17490, Version: 1

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### Property Transactions - Monroe Road Streetscape, parcel #38

**Action:** Approve the following Condemnation: Monroe Road Streetscape, parcel #38

**Project:** Monroe Road Streetscape, parcel #38

**Program:** Monroe Road Streetscape

**Owner(s):** Michael E. Castrillon and Patrick W. Castrillon

**Property Address:** 4624 - 4632 Monroe Road

**Total Parcel Area:** 38,263 sq. ft. (0.88 ac.)

**Property to be acquired by Easements:** 2,581 sq. ft. (0.059 ac.) Sidewalk Utility Easement, 3,377 sq. ft. (0.078 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** B-1

**Use:** Business District

**Tax Code:** 161-082-01

<https://polaris3g.mecklenburgcountync.gov/#mat=555724&pid=16108201&gisid=16108201>

**Appraised Value:** \$46,925

**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 was able to redesign to accommodate some of the property owner's design requests.

**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