

Legislation Text

File #: 15-17818, Version: 1

Property Transactions - XCLT Tryon to Orr, Parcel #9

Action: Approve the following Condemnation: XCLT Tryon to Orr, Parcel #9

Project: XCLT Tryon to Orr, Parcel #9

Program: XCLT Tryon to Orr

Owner(s): ZCM Real Estate LLC

Property Address: 0 Bennett Street

Total Parcel Area: 57,289 sq. ft. (1.32 ac.)

Property to be acquired by Easements: 14,516 sq. ft. (0.333 ac.) Greenway Easement,
10,272 sq. ft. (0.236 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Wooded area

Zoned: R-12MF

Use: Multi-family Residential

Tax Code: 089-023-21

<https://polaris3g.mecklenburgcountync.gov/#pid=08902321&gclid=08902321>

Appraised Value: \$135,600

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

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: 1