

## Legislation Text

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File #: 15-18031, Version: 1

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### Property Transactions - Monroe Road Streetscape, Parcel #32

**Action:** Approve the following Condemnation: Monroe Road Streetscape, Parcel #32

**Project:** Monroe Road Streetscape, Parcel #32

**Program:** Monroe Road Streetscape

**Owner(s):** Domar-4500 Monroe LLC and Waters-4500 Monroe LLC

**Property Address:** 4500 Monroe Road

**Total Parcel Area:** 156,942 sq. ft. (3.60 ac.)

**Property to be acquired by Easements:** 85 sq. ft. (0.002 ac.) Bus Stop Improvement Easement, 872 sq. ft. (0.02 ac.) Utility Easement, 2626 sq. ft. (0.06 ac.) Sidewalk Utility Easement, 1,386 sq. ft. (0.032 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Sign

**Landscaping to be impacted:** Shrubs

**Zoned:** B-D(CD)

**Use:** Business District

**Tax Code:** 161-071-18

<https://polaris3g.mecklenburgcountync.gov/#mat=131775&pid=16107118&gisid=16107118>

**Appraised Value:** \$54,475

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

**City's Response to Property Owner's Concerns:** The City provided 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