

## Legislation Text

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File #: 15-18032, Version: 1

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### Property Transactions - Monroe Road Streetscape, Parcel #39

**Action:** Approve the following Condemnation: Monroe Road Streetscape, Parcel #39

**Project:** Monroe Road Streetscape, Parcel #39

**Program:** Monroe Road Streetscape

**Owner(s):** Quad Holdings of NC LLC

**Property Address:** 4712 Monroe Road

**Total Parcel Area:** 29,793 sq. ft. (0.68 ac.)

**Property to be acquired by Easements:** 158 sq. ft. (0.004 ac.) Sidewalk Utility Easement, 251 sq. ft. (0.006 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** Trees and shrubs

**Zoned:** B-1

**Use:** Business District

**Tax Code:** 161-082-22

<https://polaris3g.mecklenburgcountync.gov/#mat=135572&pid=16108222&gisid=16108222>

**Appraised Value:** \$3,875

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