

Legislation Text

File #: 15-18033, Version: 1

Property Transactions - Monroe Road Streetscape, Parcel #54

Action: Approve the following Condemnation: Monroe Road Streetscape, Parcel #54

Project: Monroe Road Streetscape, Parcel #54

Program: Monroe Road Streetscape

Owner(s): The Head Shop LLC

Property Address: 4932 Monroe Road

Total Parcel Area: 12,944 sq. ft. (0.30 ac.)

Property to be acquired by Easements: 1,096 sq. ft. (0.025 ac.) Sidewalk Utility Easement, 1,219 sq. ft. (0.028 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Sign

Landscaping to be impacted: Trees and shrubs

Zoned: O-2

Use: Office District

Tax Code: 161-081-17

<https://polaris3g.mecklenburgcountync.gov/#mat=139540&pid=16108117&gisid=16108117>

Appraised Value: \$21,750

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 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