



## Legislation Text

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File #: 15-18235, Version: 1

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### Property Transactions - Monroe Road Streetscape, Parcel #19

**Action:** Approve the following Condemnation: Monroe Road Streetscape, Parcel #19

**Project:** Monroe Road Streetscape, Parcel #19

**Program:** Monroe Road Streetscape

**Owner(s):** Context at Oakhurst-Charlotte LP

**Property Address:** 4329 Monroe Road

**Total Parcel Area:** 25,070 sq. ft. (0.58 ac.)

**Property to be acquired by Easements:** 1,039 sq. ft. (0.024 ac.) Sidewalk Utility Easement, 1,499 sq. ft. (0.034 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** B-1

**Use:** Business

**Tax Code:** 159-061-14

<https://polaris3g.mecklenburgcountync.gov/#mat=129037&pid=15906114&gisid=15906114>

**Appraised Value:** \$14,925

**Property Owner's Concerns:** Unknown, no response received.

**Outstanding Concerns:** Property owner is unresponsive.

**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