



Legislation Text

File #: 15-18237, Version: 1

Property Transactions - Monroe Road Streetscape, Parcel #26

Action: Approve the following Condemnation: Monroe Road Streetscape, Parcel #26

Project: Monroe Road Streetscape, Parcel #26

Program: Monroe Road Streetscape

Owner(s): Oakhurst Investments LLC

Property Address: 4415 Monroe Road

Total Parcel Area: 26,529 sq. ft. (0.60 ac.)

Property to be acquired by Easements: 720 sq. ft. (0.017 ac.) Utility Easement, 966 sq. ft. (0.022 ac.) Sidewalk Utility Easement, 373 sq. ft. (0.009 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Sign

Landscaping to be impacted: Trees and shrubs

Zoned: B-1

Use: Business

Tax Code: 159-061-18

<https://polaris3g.mecklenburgcountync.gov/#mat=130614&pid=15906118&gisid=15906118>

Appraised Value: \$32,700

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