



Legislation Text

File #: 15-18238, Version: 1

Property Transactions - Monroe Road Streetscape, Parcel #27

Action: Approve the following Condemnation: Monroe Road Streetscape, Parcel #27

Project: Monroe Road Streetscape, Parcel #27

Program: Monroe Road Streetscape

Owner(s): WWD Associates LLC. et al

Property Address: 4410, 4412, 4414, 4416, 4418 and 4420 Monroe Road

Total Parcel Area: 166,837 sq. ft. (3.83 ac.)

Property to be acquired by Easements: 132 sq. ft. (0.003 ac.) Utility Easement, 3,382 sq. ft. (0.078 ac.) Sidewalk Utility Easement, 12,930 sq. ft. (0.297 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Sign and parking spaces

Landscaping to be impacted: Trees and various plantings

Zoned: B-1

Use: Business

Tax Code: 161-071-19

<https://polaris3g.mecklenburgcountync.gov/#mat=538176&pid=16107119&gisid=16107119>

Appraised Value: \$294,625

Property Owner's Concerns: The property owner is concerned about the design of the project and the potential impacts to the property.

City's Response to Property Owner's Concerns: The City was able to redesign to accommodate some of the property owner's design requests.

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