

## Legislation Text

---

File #: 15-18239, Version: 1

---

### Property Transactions - Monroe Road Streetscape, Parcel #40, 41, 42, and 43

**Action:** Approve the following Condemnation: Monroe Road Streetscape, Parcel #40, 41, 42, and 43

**Project:** Monroe Road Streetscape, Parcel #40, 41, 42, and 43

**Program:** Monroe Road Streetscape

**Owner(s):** Monroe Road Investors LLC

**Property Address:** 4726, 4732, 0 and 4800 Monroe Road

**Total Parcel Area:** 46,760 sq. ft. (1.07 ac.)

**Property to be acquired by Easements:** 3,155 sq. ft. (0.07 ac.) Sidewalk Utility Easement, 3,287 sq. ft. (0.08 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Sign

**Landscaping to be impacted:** None

**Zoned:** B-1

**Use:** Business

**Tax Code:** 161-082-20, 161-082-19, 161-082-18, 161-082-17

<https://polaris3g.mecklenburgcountync.gov/#mat=136154&pid=16108220&qsid=16108220>

<https://polaris3g.mecklenburgcountync.gov/#mat=622636&pid=16108219&qsid=16108219>

<https://polaris3g.mecklenburgcountync.gov/#pid=16108218&qsid=16108218>

<https://polaris3g.mecklenburgcountync.gov/#mat=136724&pid=16108217&qsid=16108217>

**Appraised Value:** \$138,300

**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