



## Legislation Text

---

File #: 15-18341, Version: 1

---

### Property Transactions - Monroe Road Streetscape, Parcel #13

**Action:** Approve the following Condemnation: Monroe Road Streetscape, Parcel #13

**Project:** Monroe Road Streetscape, Parcel #13

**Program:** Monroe Road Streetscape

**Owner(s):** 4229 Monroe Road LLC

**Property Address:** 4229, 4231 and 4235 Monroe Road

**Total Parcel Area:** 46,669 sq. ft. (1.07 ac.)

**Property to be acquired by Easements:** 2,116 sq. ft. (0.055 ac.) Sidewalk Utility Easement, 6,904 sq. ft. (0.16 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Parking spaces

**Landscaping to be impacted:** Trees and various plantings

**Zoned:** B-2

**Use:** Business

**Tax Code:** 159-061-11

<https://polaris3g.mecklenburgcountync.gov/#mat=583165&pid=15906111&gisid=15906111>

**Appraised Value:** \$191,900

**Property Owner's Concerns:** The property owner is concerned about the potential impacts to the property and the amount of compensation offered.

**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