

Legislation Text

File #: 15-18479, Version: 1

Property Transactions - XCLT Tryon to Orr, Parcel # 4, 5, and 7

Action: Approve the following Condemnation: XCLT Tryon to Orr, Parcel # 4, 5, and 7

Project: XCLT Tryon to Orr, Parcel # 4,5 & 7

Program: XCLT Tryon to Orr

Owner(s): Victor Murrillo

Property Address: 124 and 128 Mellow Drive and 221 Burroughs Street

Total Parcel Area: 79,227 sq. ft. (1.82 ac.)

Property to be acquired by Fee Simple: 9,958 sq. ft. (0.229 ac.) Fee Simple

Property to be acquired by Easements: 5,342 sq. ft. (0.123 ac.) Permanent Greenway Easement, 9,514 sq. ft. (0.219 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: R-12 MF

Use: Multi-family Residential

Tax Code: 089-021-04, 089-021-03, 089-021-07

<https://polaris3g.mecklenburgcountync.gov/#mat=28347&pid=08902104&gisid=08902104>

<https://polaris3g.mecklenburgcountync.gov/#mat=49473&pid=08902103&gisid=08902103>

<https://polaris3g.mecklenburgcountync.gov/#mat=75916&pid=08902107&gisid=08902107>

Appraised Value: \$160,000

Property Owner's Concerns: The property owner is concerned about the design of the project and amount of compensation offered.

City's Response to Property Owner's Concerns: The city explained the rationale of the design and how it meets the objectives for the project and informed the property owner they could obtain their own appraisal in order to justify a counteroffer.

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: 1