



Legislation Text

File #: 15-18482, Version: 1

Property Transactions - XCLT Tryon to Orr, Parcel # 16

Action: Approve the following Condemnation: XCLT Tryon to Orr, Parcel # 16

Project: XCLT Tryon to Orr, Parcel # 16

Program: XCLT Tryon to Orr

Owner(s): Harvey W Gouch and Louise G Couch (deceased)

Property Address: 400 Lambeth Drive

Total Parcel Area: 169,701 sq. ft. (3.895 ac.)

Property to be acquired by Easements: 12,028 sq. ft. (0.28 ac.) Permanent Greenway Easement, 3,473 sq. ft. (0.080 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: R-17MF

Use: Multi-family Residential

Tax Code: 089-111-10

<https://polaris3g.mecklenburgcountync.gov/#mat=433389&pid=08911110&qisid=08911110>

Appraised Value: \$36,225

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