

Legislation Text

File #: 15-18576, Version: 1

Charlotte Water Property Transactions - North Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (W.T. Harris-Plott Road Water Transmission), Parcel # 67

Action: Approve the following Condemnation: North Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (W.T. Harris-Plott Road Water Transmission), Parcel # 67

Project: North Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (W.T. Harris-Plott Road Water Transmission), Parcel #67

Owner(s): DKS Properties, LLC

Property Address: 7115 East W.T. Harris Boulevard

Total Parcel Area: 60,308 sq. ft. (1.38 ac.)

Property to be acquired by Easements: 8,366 sq. ft. (0.19 ac.) in Permanent Utility Easement, plus 5,297 sq. ft. (0.12 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: Signage, exterior lighting, temporary parking loss/drive through

Landscaping to be impacted: Mature trees and shrubs

Zoned: B-1(CD)

Use: Commercial

Tax Code: 109-011-13

<https://polaris3g.mecklenburgcountync.gov/#mat=349439&pid=10901113&gclid=10901113>

Appraised Value: \$102,700

Property Owner's Concerns: None

City's Response to Property Owner's Concerns: N/A

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