



Legislation Text

File #: 15-19467, Version: 1

Property Transactions - University Research Park Sidewalk, Parcel # 4

Action: Approve the following Condemnation: University Research Park Sidewalk, Parcel # 4

Project: University Research Park Sidewalk, Parcel # 4

Program: University Research Park Sidewalk, Parcel # 4

Owner(s): Galaxy Properties I LP

Property Address: 10330 David Taylor Road

Total Parcel Area: 598,417 sq. ft. (13.74 ac.)

Property to be acquired by Easements: 3,198 sq. ft. (0.073 ac.) Sidewalk Utility Easement and 3,745 sq. ft. (0.086 ac) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: RE-2

Use: Research District

Parcel Identification Number: 047-155-02

<https://polaris3g.mecklenburgcountync.gov/#mat=542969&pid=04715502&gisid=04715502>

Appraised Value: \$33,700

Property Owner's Concerns: The property owner is concerned about the easement language.

City's Response to Property Owner's Concerns: The city explained the rationale of the easement language and how it meets the objectives for the project.

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: 4