

## Legislation Text

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File #: 15-19467, Version: 1

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### 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