



Legislation Details (With Text)

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Title: Resolution Authorizing Purchase in the Amount of \$70,200 of Property Located at 2754 Horse Pen Creek Road for the Horse Pen Creek Road Widening Project

Sponsors:

Indexes:

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Attachments: 1. Sitemap 1195 (2754 Horse Pen Creek Rd).pdf, 2. Vicinity 1195 (2754 Horsepen Creek Rd).pdf, 3. 15-0049 Reso..pdf

Date	Ver.	Action By	Action	Result
1/20/2015	1	City Council	adopt	Pass

Resolution Authorizing Purchase in the Amount of \$70,200 of Property Located at 2754 Horse Pen Creek Road for the Horse Pen Creek Road Widening Project

Department: Engineering & Inspections
Council District: 4

Public Hearing: N/A
Advertising Date/By: N/A

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PURPOSE:

The Property Management Section of the Engineering & Inspections Department is in the process of acquiring right of way and easements for the Horse Pen Creek Road Widening Project. City Council approval is requested for the acquisition of this property.

BACKGROUND:

The Transportation Department has approved widening of Horse Pen Creek Road with construction beginning in 2016. The City Council authorized this roadway improvement project at a public meeting on March 15, 2011.

The widening of Horse Pen Creek Road will accommodate projected future traffic volumes caused by anticipated growth along the corridor and in northwest Greensboro. Congested conditions occur during peak travel periods and the current traffic volume greatly exceeds the capacity of the existing roadway. The proposed project will relieve congestion on Battleground Avenue, improve safety throughout the corridor, and provide enhanced pedestrian and bicycle mobility. The roadway will be widened from two lanes to four lanes with curb

and gutter, sidewalks, bicycle lanes, and a raised landscaped median.

The subject property is located at 2754 Horse Pen Creek Road, parcel #0076327. This property is owned by Lemuel Vaughn. The portion of property to be acquired was appraised by Jeffrey McKee of Colvin, Sutton, Winters & Associates, LLC and was valued at \$67,200. After negotiations, which included discussion of the impact of the road moving nearer to the dwelling, the owner agreed to accept \$70,200, 4% over the appraised value.

The property is zoned R-3 (Residential Single Family) and is within the General Watershed Area Overlay. The required right-of-way acquisition is an area of 28,947 Sq. Ft., (.66 acre), including 17,356 Sq. Ft. of "Present Margin" under the existing road (.39 acre) and 11,591 Sq. Ft. new "Proposed Margin" (.27 acre). Also required are a Permanent Slope Easement of 3,714 Sq. Ft., (.09 acre), Permanent Retaining Wall Easement of 1,971 Sq. Ft. (.05 acre), Permanent Drainage Easement of 1,156 Sq. Ft., (.03 acre) and Temporary Construction Easement of 3,723 Sq. Ft., (.09 acre). Proximity damages were considered due to the reduced setback of the home from the new roadway.

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$70,200 for this acquisition is budgeted in Account #471-4502-08.6012, Activity # A14074.

RECOMMENDATION / ACTION REQUESTED:

The Property Management Section of the Engineering & Inspections Department recommends approval of this acquisition.