



Legislation Details (With Text)

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Title: Resolution Authorizing Purchase in the Amount of \$15,295 of Property Located at 2753 Horse Pen Creek Road for the Horse Pen Creek Road Widening Project

Sponsors:

Indexes:

Code sections:

Attachments: 1. Sitemap 1197 (2753 Horse Pen Creek Rd).pdf, 2. Vicinity 1197 (2753 Horsepen Creek Rd).pdf, 3. 15-0093 2753 Reso.Horse Pen Creek Road.pdf

Date	Ver.	Action By	Action	Result
2/3/2015	1	City Council	adopt	Pass

Resolution Authorizing Purchase in the Amount of \$15,295 of Property Located at 2753 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 2753 Horse Pen Creek Road, parcel #0076315. This property is owned by Jimmy Willard Wilson and wife, Alice Flynn Wilson. The portion of property to be acquired was appraised by Jeffrey McKee of Colvin, Sutton, Winters & Associates, LLC and was valued at \$13,275. After negotiations, the owner agreed to accept \$15,295.

The property is zoned R-3 (Residential Single Family) and is within the General Watershed Area Overlay. The margin tract is 5,220 Sq. Ft., (.12 acre) of which 4,603 Sq. Ft., (.11 acre) is in the present margin. Under the existing road 617 Sq. Ft. is new "Proposed Margin" (.01 acre). Also required are a Permanent Slope Easement of 952 Sq. Ft., (.02 acre), Permanent Drainage Easement of 165 Sq. Ft. (.003 acre) and a Temporary Construction Easement of 1,635 Sq. Ft., (.03 acre). Proximity damages were considered due to the changes to the driveway's grade with the proposed roadway elevation.

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$15,295 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.