



Legislation Details (With Text)

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Title: Resolution Approving Appraisal and Authorizing Purchase in the Amount of \$34,500 of Property Located at 4007 Waynoka Drive for the Horse Pen Creek Road Widening Project

Sponsors:

Indexes:

Code sections:

Attachments: 1. Vicinity 1202 (4007 Waynoka Dr).pdf, 2. Sitemap 1202 (4007 Waynoka Dr).pdf, 3. 15-0164 Reso. 4007 Waynoka Drive.pdf

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

Resolution Approving Appraisal and Authorizing Purchase in the Amount of \$34,500 of Property Located at 4007 Waynoka Drive for the Horse Pen Creek Road Widening Project

Department: Engineering & Inspections
Council District: 4

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

Contact 1 and Phone: Adam Fischer 373-2861
Contact 2 and Phone: Ted Partrick 373-2302

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 4007 Waynoka Drive, parcel #0081673. This property is owned by L. Wayne & Sue R. Cline. The portion of property to be acquired was appraised by Jeffrey McKee of Colvin, Sutton, Winters & Associates, LLC and was valued at \$34,500. The owners agreed to accept appraised value. Damage to the value of the property was taken into consideration due to the increased proximity of the home to the proposed right of way and loss of landscaping.

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 2,198 Sq. Ft., (.05 acre), a Permanent Slope Easement of 688 Sq. Ft., (.01 acre) and a Temporary Construction Easement of 1,348 Sq. Ft., (.03 acre).

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$34,500 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.