



Legislation Details (With Text)

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**File created:** 2/12/2016    **In control:** City Council

**On agenda:** 4/5/2016    **Final action:** 4/5/2016

**Title:** Resolution Authorizing Purchase of Property Located at 4305 Near Golden Eagle Way and 4300 Near Hanberry Drive For the Horse Pen Creek Road Widening Project

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Sitemap 1306 (Montibello HOA).pdf, 2. Vicinity 1306 (Montibello HOA).pdf, 3. 16-0164 Resolution.pdf

Date	Ver.	Action By	Action	Result
4/5/2016	1	City Council	adopt	Pass
3/9/2016	1	Infrastructure Committee	refer	
3/8/2016	1	Infrastructure Committee	recommend for approval	Pass

Resolution Authorizing Purchase of Property Located at 4305 Near Golden Eagle Way and 4300 Near Hanberry Drive For the Horse Pen Creek Road Widening Project

Department: Engineering & Inspections  
Council District: 3

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 4305 Near Golden Eagle Way and 4300 Near Hanberry Drive, parcels 0081164 and 0081161. This property is owned by Montibello Homeowner's Association. The portion of property to be acquired was appraised by Jeffrey McKee of Colvin, Sutton, Winters & Associates and was valued at \$25,050. Considering the impact on the property frontage, the owner agreed to accept \$31,450.

The property is zoned CD-RM-5, (Conditional District, Residential Multi-Family) and is within the Watershed Critical Area Overlay. The required right-of-way acquisition is an area of 4,649 Sq. Ft. (.11 acre), Permanent Slope Easement of 631 Sq. Ft. (.01 acre), and Temporary Construction Easement of 808 Sq. Ft. (.02 acre).

**BUDGET IMPACT:**

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$31,450 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.

**COMMITTEE ACTION:** This item was referred to Council by the Infrastructure Committee.