



Legislation Details (With Text)

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Title: Resolution Approving Appraisal and Authorizing Acquisition of Property Located at 4505 Jessup Grove Road for the Horse Pen Creek Road Widening Project

Sponsors:

Indexes:

Code sections:

Attachments: 1. Sitemap 1262 (4505 Jessup Grove Rd).pdf, 2. Vicinity 1262 (4505 Jessup Grove Rd).pdf, 3. Baalen, LLC.pdf, 4. 15-0629 Reso. 4505 Jessup Grove Road.pdf

Date	Ver.	Action By	Action	Result
8/3/2015	1	City Council	adopt	Pass

Resolution Approving Appraisal and Authorizing Acquisition of Property Located at 4505 Jessup Grove Road for the Horse Pen Creek Road Widening Project

Department: Engineering & Inspections
Council District: 5

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 this acquisition.

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 4505 Jessup Grove Road, parcel #0096061. This property is owned by Baalen, LLC. The portion of property to be acquired was appraised by D. Lynn Cable and was valued at \$16,460. The owner agreed to accept the appraised value.

The property is zoned PI (Public Institutional). The required right-of-way acquisition is an area of 1,635 Sq. Ft. (0.04 acre), Permanent Slope Easements are 1,889 Sq. Ft. (0.04 acre), and Temporary Construction Easements are 5,019 Sq. Ft. (0.12 acre), Permanent Drainage Easements are 2,106 Sq. Ft. (0.05 acre), and a Permanent Utility Easement of 724 Sq. Ft. (0.02 acre).

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$16,460 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.