



Legislation Details (With Text)

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Title: Resolution Approving Appraisal in the Amount of \$22,605 and Authorizing Purchase of Property Located at 2755 Horse Pen Creek Road for the Horse Pen Creek Road Widening Project

Sponsors:

Indexes:

Code sections:

Attachments: 1. Vicinity 1198 (2755 Horsepen Creek Rd).pdf, 2. Sitemap 1198 (2755 Horse Pen Creek Rd).pdf, 3. 15-0085 Resolution 2755 Horse Pen Creek Road.pdf

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

Resolution Approving Appraisal in the Amount of \$22,605 and Authorizing Purchase of Property Located at 2755 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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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 2755 Horse Pen Creek Road, parcel #0076328. This property is owned by the Estate of Allene Hunter Wakefield. The portion of property to be acquired was appraised by Jeffrey McKee of Colvin, Sutton, Winters & Associates, LLC and was valued at \$22,605. The Executor of the Estate, Marcia M. Hunter, agreed to accept the appraised value.

The property is zoned R-3 (Residential Single Family) and is within the General Watershed Area Overlay. The required acquisition is an area of 4,596 Sq. Ft., (.11 acre), including 4,591 Sq. Ft. of "Present Margin" under the existing road (.11 acre) and 5 Sq. Ft. with new "Proposed Margin" (.0001 acre). Also required are a Permanent Slope Easement of 3,350 Sq. Ft., (.08 acre), and a Temporary Construction Easement of 1,332 Sq. Ft., (.03 acre). Proximity damages were considered due to the loss of a tree/shrub buffer from the roadway and changes to the grade of the driveway.

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$22,605 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.