



Legislation Text

File #: ID 15-0786, **Version:** 1

Resolution Approving Appraisal in the Amount of \$30,460 and Authorizing Purchase of a Portion of Property Located at 2905 Horse Pen Creek Road 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 2905 Horse Pen Creek Road, parcel #0096070. This property is owned by Marvin Bascum Case, Jr. and Josephine Jessup Case. The portion of property to be acquired was appraised by Jeffrey McKee of Colvin, Sutton, Winters & Associates and was valued at \$30,460. The owner agreed to accept the appraised amount.

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 4,450 Sq. Ft., including 3,035 Sq. Ft. of "Present Margin" under the existing road (.06 acre), and 1,415 Sq. Ft. of new "Proposed Margin" (.03 acre). Also required are a Permanent Slope Easement of 902 Sq. Ft., (.02 acre), and a Temporary Construction Easement of 1,233 Sq. Ft (.02 acre). Driveway grade changes and proximity damages to the home were also considered in the appraised

value.

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$30,460 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.

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