



Legislation Details (With Text)

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On agenda:	1/20/2015	Final action:		1/20/2015	
Title:	Resolution Approving Appraisal in the Amount of \$26,100 and Authorizing Purchase of Property Located at 2730 Horse Pen Creek Road for the Horse Pen Creek Road Widening Project				
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Date	Ver.	Action By	Action	Result
1/20/2015	1	City Council	adopt	Pass

Resolution Approving Appraisal in the Amount of \$26,100 and Authorizing Purchase of Property Located at 2730 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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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 2730 Horse Pen Creek Road, parcel #0081587. This property is owned by Carl M. Eller. The portion of property to be acquired was appraised by Jeffrey McKee of Colvin, Sutton, Winters & Associates, LLC and was valued at \$26,100. The owner 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 acquisitions include a margin tract of 924 Sq. Ft., (.02 acre), Permanent Slope Easement of 138 Sq. Ft., (.003 acre), and Temporary Construction Easement of 573 Sq. Ft., (.013 acre). Proximity damages were considered due to the proximity of the home to the new roadway.

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$26,100 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.