



Legislation Details (With Text)

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Title: Resolution Authorizing Purchase in the Amount of \$30,450 of Property Located at 2728 Horse Pen Creek Road for the Horse Pen Creek Road Widening Project

Sponsors:

Indexes:

Code sections:

Attachments: 1. Sitemap 1204 (2728 Horse Pen Creek Rd).pdf, 2. Vicinity 1204 (2728 Horse Pen Creek Rd).pdf, 3. 15-0161 Reso. 2728 Horse Pen Creek Road.pdf

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

Resolution Authorizing Purchase in the Amount of \$30,450 of Property Located at 2728 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 2728 Horse Pen Creek Road, parcel #0081672. This property is owned by Robert A. and Deborah A. Sciortino. The portion of property to be acquired was appraised by Jeffrey McKee of Colvin, Sutton, Winters & Associates, LLC and was valued at \$26,035. After negotiations, the owners agreed to accept \$30,450. Damage to the value of the property was taken into consideration due to the increased proximity of the home to the proposed right of way and loss of landscaping.

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 992 Sq. Ft., (.02 acre), a Permanent Slope Easement of 670 Sq. Ft., (.01 acre), and a Temporary Construction Easement of 1,038 Sq. Ft., (.02 acre).

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$30,450 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.