



Legislation Details (With Text)

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Title: Resolution Authorizing Acquisition of Property Located at 2745 Horse Pen Creek Road for the Horse Pen Creek Road Widening Project

Sponsors:

Indexes:

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Attachments: 1. Sitemap 1219 (2745 Horse Pen Creek Rd).pdf, 2. Vicinity 1219 (2745 Horsepen Creek Rd).pdf, 3. SV Investments.pdf, 4. 15-0348 Reso. SV Investments.pdf

Date	Ver.	Action By	Action	Result
5/5/2015	1	City Council	adopt	Pass

Resolution Authorizing Acquisition of Property Located at 2745 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 the 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 2745 Horse Pen Creek Road, parcel #0081294. This property is owned by SV Investments, LLC. The portion of property to be acquired was appraised by Jeffrey McKee of Colvin, Sutton, Winters & Associates and was valued at \$15,330. After consideration of the impact of moving the street much closer to the residence and extensive negotiations, the owners agreed to accept \$17,500, 14% above the appraised value.

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 10,608 Sq. Ft., (.24 acre), including 6,494 Sq. Ft., (.14 acre) of Present Margin under the existing road and 4,114 Sq. Ft., (.09 acre) of new Proposed Margin. Also required are a Permanent Slope Easement of 1,288 Sq. Ft., (.029 acre), and a Temporary Construction Easement of 1,104 Sq. Ft., (.025 acre).

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$17,500 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.