



Legislation Details (With Text)

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Title:	Resolution Authorizing Acquisition of Property Located at 3104 Horse Pen Creek Road for the Horse Pen Creek Road Widening Project				
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Attachments:	1. Sitemap 1258 (3104 Horse Pen Creek Rd).pdf, 2. Vicinity 1258 (3104 Horsepen Creek Rd).pdf, 3. Jess Clar, LLC.pdf, 4. 15-0548 Reso. 3104 Horse Pen Creek.pdf				

Date	Ver.	Action By	Action	Result
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Resolution Authorizing Acquisition of Property Located at 3104 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 3104 Horse Pen Creek Road, parcel #0078218. This property is owned by Jess Clar, LLC. Andrew R. Clark and Milton O. Jessup are listed as the managers of the LLC. The portion of property to be acquired was appraised by Jeffrey McKee of Colvin of Sutton, Winters & Associates, LLC, and was valued at \$23,810. After negotiations, the owners agreed to accept \$27,000, 13.3% 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 2,514 Sq. Ft., (.05 acre), a Permanent Slope Easement of 1,686 Sq. Ft., (.038 acre), a Temporary Construction Easement of 726 Sq. Ft., (.016 acre), and a Permanent Drainage Easement of 1,415 Sq. Ft. (.032 acre). 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 \$27,000 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.