



Legislation Details (With Text)

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Title: Resolution Authorizing Purchase in the Amount of \$29,015 of a Portion of Property Located at 3100 Horse Pen Creek Road for the Horse Pen Creek Road Widening Project

Sponsors:

Indexes:

Code sections:

Attachments: 1. Sitemap 1277 (3100 Horse Pen Creek Rd).pdf, 2. Vicinity 1277 (3100 Horsepen Creek Rd).pdf, 3. 15-0792 Reso. Hyatt.pdf

Date	Ver.	Action By	Action	Result
11/10/2015	1	City Council	adopt	Pass
10/14/2015	1	Infrastructure Committee	refer	

Resolution Authorizing Purchase in the Amount of \$29,015 of a Portion of Property Located at 3100 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

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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 3100 Horse Pen Creek Road, parcel #0096072. This property is owned by Cheryl J. Hyatt. The portion of property to be acquired was appraised by Jeffrey McKee of Colvin, Sutton, Winters & Associates and was valued at \$27,015. Proximity damages to the home were considered in the negotiations. After negotiations, the owners agreed to accept \$29,015.

The property is zoned R-3 (Residential Single Family) and is within the General Watershed Area Overlay. The required right-of-way acquisition, "Proposed Margin" is an area of 2,037 Sq. Ft. (.046 acre). Also required are a Permanent Slope Easement of 558 Sq. Ft., (.012 acre), and Permanent Drainage Easement of 3,713 Sq. Ft. (.085 acre). This item was referred to Council by the Infrastructure Committee.

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$29,015 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.