



City of Greensboro

Melvin Municipal Building
300 W. Washington Street
Greensboro, NC 27401

Legislation Text

File #: ID 15-0771, **Version:** 1

Resolution Authorizing Purchase in the Amount of \$50,819 of a Portion of Property Located at 4200 CE Sullivan's Lake Drive 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 and 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 Greensboro Department of Transportation has approved widening of Horse Pen Creek Road with construction beginning in 2016. The City Council authorized this roadway improvement project 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 4200 CE Sullivan's Lake Drive, parcel #0081967. This property is owned by the Sullivan's Lake Association. The portion of the property to be acquired was appraised by Jeffrey McKee of Colvin, Sutton, Winters and Associates and was valued at \$42,345. After negotiations the owner agreed to accept \$50,819. The homeowners association's legal expenses incurred because the homeowners must personally approve their sale were included in the negotiated price.

The property is zoned CD-RM-5 (Multi-family Residential). The required right of way acquisition is an area of 7,611 Sq. Ft., (.17 acre), Permanent Slope Easement of 3,157 Sq. Ft., (.07 acre), and Temporary Construction Easement of 7,765 Sq. Ft., (.18 acre).

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$50,819 for this acquisition is budgeted in Account #471-4502-08.6012, Activity #A14074.

RECOMMENDATION / ACTION REQUESTED:

The Property Management Section of the Engineering and Inspections Department recommends approval of this acquisition.

COMMITTEE ACTION: This item was referred to Council by the Infrastructure Committee.