



Legislation Text

File #: ID 15-0773, **Version:** 1

Resolution Authorizing Purchase in the Amount of \$50,703 of a Portion of Property Located at 32 Near Tanner Woods Lane for the Horse Pen Creek Road Widening Project

Department: Engineering & Inspections
Council District: 4

Public Hearing: N/A
Advertising Date/By: N/A

Contact 1 and Phone: Kenney McDowell, 373-2302
Contact 2 and Phone: Ted Partrick, 373-2302

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 32 Near Tanner Woods Lane, parcel #0097574. This property is owned by the Tanner Woods Homeowners Association, Inc. The portion of the property to be acquired was appraised by Lynn Cable and was valued at \$35,221. After negotiations the owner agreed to accept \$50,703. 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 1,701 Sq. Ft., (.04 acre), Permanent Slope Easement of 5,225 Sq. Ft., (.12 acre), Permanent Drainage Easement of 1,043 Sq. Ft., (.02 acre), Permanent Retaining Wall Easement of 894 Sq. Ft., (.02 acre), and a Temporary Construction Easement of 5,438 Sq. Ft., (.12 acre).

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$50,703 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.