



Legislation Text

File #: ID 15-0816, **Version:** 1

Resolution Authorizing Purchase in the Amount of \$65,000 of a Portion Property Located at 4301 Gray Bluff Court for the Horse Pen Creek Road Widening Project

Department: Engineering & Inspections
Council District: 3

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

Contact 1 and Phone: Adam Fischer 373-2861
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 4301 Gray Bluff Court, parcel #0078360. This property is owned by Andre William and Terri Lynn Latoz. The portion of property to be acquired was appraised by Jeffrey McKee of Colvin, Sutton, Winters & Associates and was valued at \$55,480. After negotiations, the owner agreed to accept \$65,000. Roadway proximity damages and loss of landscape buffer to the home were considered in the negotiations.

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 2,792 Sq. Ft., (.06 acre), Permanent Slope Easement of 731 Sq. Ft., (.016 acre), and Temporary Construction Easement of 2,026 Sq. Ft., (.05 acre).

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$65,000 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.

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