



Legislation Text

File #: ID 16-0065, **Version:** 1

Resolution Authorizing the Purchase of Property Located at 3313 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 purchase of this property.

BACKGROUND:

The Transportation Department has approved the 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 3313 Horse Pen Creek Road, parcel #0080386. This property is owned by Plantation at Horse Pen, LLC. The portion of property to be acquired was appraised by D. Lynn Cable and was valued at \$17,640. The owner agreed to accept \$23,045, which includes repairs to their landscaping.

The property is zoned CD-RM-18 (Residential Multifamily). The required right-of-way acquisition is an area of 1,257 Sq. Ft., (.02 acre), a Permanent Slope Easement of 1,614 Sq. Ft. (.03 acre), a Permanent Retaining Wall Easement of 629 Sq. Ft. (.01 acre) and a Temporary Construction Easement of 5,306 Sq. Ft. (.12 acre).

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$23,045 for

this purchase is budgeted in Account #471-4502-08.6012, Activity #A14074.

RECOMMENDATION / ACTION REQUESTED:

The Property Management Section of the Engineering & Inspections Department recommends the approval of this purchase.

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