



Legislation Text

File #: ID 16-0084, **Version:** 1

Resolution Authorizing Purchase of Property Located at 2760 Horse Pen Creek Road 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 & 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 2760 Horse Pen Creek Road, parcel #0076329. This property is owned by Jack Arnold Jones, Jr. and Joy H. Culclasure. The portion of property to be acquired was appraised by Jeffrey McKee of Colvin, Sutton, Winters & Associates and was valued at \$32,595. After negotiations concerning the impact of the on the house from proximity of construction and new road, the owner agreed to accept \$36,595.

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 3,930 Sq. Ft., (.09 acre); Permanent Retaining Wall Easement of 1,424 Sq. Ft., (.03 acre) and Temporary Construction Easement of 1,684 Sq. Ft., (.03 acre). Driveway grade changes and proximity damages to the home were also considered in the appraised value.

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$36,595 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 approval of this purchase.

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