



## Legislation Text

---

**File #:** ID 16-0297, **Version:** 1

---

### Resolution Authorizing Purchase of Property Located at 3314-3326 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

Contact 1 and Phone: Ted Partrick 373-2302  
Contact 2 and Phone: Adam Fischer 373-2861

#### **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 3314 - 3326 Horse Pen Creek Road, parcel numbers 0219838, 0080367, 0080366, 0080406, and 0080365. This property is owned by Four Farms Road Apartments, LLC. The portion of property to be acquired was appraised by Jeffrey McKee of Colvin, Sutton, Winters & Associates and was valued at \$49,115. After review of the impact on the property due to the road widening, the owner agreed to accept \$59,000.

The property is zoned PUD (Planned Unit Development). The required right-of-way acquisition is an area of 12,750 Sq. Ft., including 2,656 Sq. Ft. of "Present Margin" under the existing road (.06 acre), and 10,094 Sq. Ft. of new "Proposed Margin" (.23 acre). Also required are a Permanent Slope Easement of 4,897 Sq. Ft. (.11 acre), Permanent Drainage Easement of 478 Sq. Ft. (.01 acre), and Temporary Construction Easement of 2,935

Sq. Ft (.06 acre).

**BUDGET IMPACT:**

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$59,000 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.