



Legislation Text

File #: ID 16-0357, **Version:** 1

Resolution Authorizing Purchase of Property Located at 2900, 2901, 2907, 2918 and 2926 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 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 properties are located at 2900, 2901, 2907, 2918 and 2926 Horse Pen Creek Road, parcel #s 0096058, 0096060, 0096047, 0096048, and 0096069. The properties are owned by Caldwell Academy. The portion of property to be acquired was appraised by D. Lynn Cable and Jeffrey McKee of Colvin, Sutton, Winters & Associates and the combined value of the properties is \$80,226.68. After review of the impact on the properties due to the road widening, the owner agreed to accept \$92,262.61.

The properties are zoned Residential, R3, and Public and Institutional, PI, and are used for school buildings and athletic fields. The required right-of-way acquisition is an area of 14,050 Sq. Ft., including 611 Sq. Ft. of "Present Margin" under the existing road (.01 acre), and 13,439 Sq. Ft. new "Proposed Margin" (.31 acre). Also required are a Permanent Slope Easement of 9,185 Sq. Ft., (.21 acre), Permanent Drainage Easement of

4,233 Sq. Ft. (.10 acre) and Temporary Construction Easement of 20,903 Sq. Ft (.48 acre).

BUDGET IMPACT:

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$92,262.61 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.