



Legislation Details (With Text)

File #: 17-461 **Version:** 1 **Name:** Resolution Authorizing Easement to Parkview Townhomes
Type: Other Items of Business **Status:** Agenda Ready
File created: 9/26/2017 **In control:** City Council Work Session
On agenda: 10/2/2017 **Final action:**
Title: Discuss Resolution Authorizing the Conveyance of an Easement of City Owned Real Property to Parkview of Fayetteville Townhome Association, Inc. for a Traffic Turn-Around

Sponsors:

Indexes:

Code sections:

Attachments: 1. ParkviewResolution, 2. Parkview Easement, 3. Parkview Map

Date	Ver.	Action By	Action	Result
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TO: Mayor and Members of City Council

THRU: Kristoff T. Bauer, ICMA-CM, Deputy City Manager

FROM: Kecia N. Parker, NCCP, Real Estate Manager

DATE: October 2, 2017

RE:
Discuss Resolution Authorizing the Conveyance of an Easement of City Owned Real Property to Parkview of Fayetteville Townhome Association, Inc. for a Traffic Turn-Around

COUNCIL DISTRICT(S):

2

Relationship To Strategic Plan:

Desirable Place to Live, Work and Recreate

Executive Summary:

Parkview Townhomes would like to install a gate at the entrance to their community. As a part of the review for this project it was determined that a turn-around would be required by NCDOT for any traffic that might turn in and need to turn around due to the gate being installed. With the design, an easement is needed from the City to construct the turn-around. The property in question for the easement is a part of the Freedom Trail and currently is being utilized for utilities. The existing curb and gutter is to be moved back to provide more adequate space for vehicles to turn around. The gate that is being installed is being installed on the existing private street known as Schwarzkopf Way further up within the development. A map is attached showing the needed easement area.

Easement values are calculated at a 75% land value for the requested square footage. This easement has a value of \$75.92. This is calculated by using the 2017 tax value of the land which is \$6,656 for a total of 31,363.2 square feet. This equates to \$0.21 per square foot and the needed easement is a total of 482 square feet.

Background:

The City executed a Master Development Agreement with Parkview of Fayetteville, LLC for the townhome community located on Bragg Boulevard in June of 2013. The development has been constructed and would like to install a security gate within the private street located within the facility. In reviewing the plans it was requested by NCDOT that a turn-around be installed to allow for traffic that might turn in and need to exit without entering the gate. An easement is needed from the City to construct the turn-around to allow for safer traffic movements. The easement is within a parcel that is being utilized as the Freedom Trail and has City utilities within it. The easement however, will not adversely affect any utilities in the area but will require some sprinklers to be relocated at the developer's expense. The 2017 tax value of the land is \$6,656 for a total of 31,363.2 square feet. Easements are calculated at 75% of the needed land value calculation. This easement is for 482 square feet which calculated to \$75.92.

Issues/Analysis:

None

Budget Impact:

There is no significant impact to the budget.

Options:

- Direct staff to proceed with easement request.
- Direct staff to deny the easement request.

Recommended Action:

- Staff recommends approval of the easement for the NCDOT required turn-around.

Attachments:

Resolution
Easement Map
Aerial Photo