

**Land Review Commission**  
**Agenda**

**November 21<sup>st</sup> 2019**

9:00 a.m.

111 N. Front St. – 2<sup>nd</sup> FLOOR Rm #203

**Old Business**

Approval of minutes, August 15th, 2019 meeting

**New Business**

**1. SALE OF EXCESS RIGHT OF WAY – FILE # 2018-034**

David Perry submitted the request on behalf of his client, Luxe Management LLC, Wickford Holding LLC, to sell an approximate 628 +/- square foot portion of the right-of-way that is adjacent to Livingston Avenue and City Park Avenue, which is also adjacent to PID: 010-042982. The Large notch in the parcel which is this portion of right-of-way makes it difficult to design the proposed commercial building close to the sidewalk of both E. Livingston Avenue and City Park Avenue. Vacation of the right of way will allow incorporation of the vacated area with adjacent parcels of commercial development. A value of \$22,608 has been determined for this right-of-way. The City notified Mr. Perry of this value and Mr. Perry has returned a signed letter authorizing the City to proceed with those steps necessary to transfer this excess right-of-way. Owners of the property adjacent to the right-of-way were contracted and have no interest in purchasing their portion.

**2. SALE OF EXCESS RIGHT OF WAY – FILE # 2019-009**

Curtis Echelberry submitted a request on behalf of his client The Boys and Girls Club of Columbus, to sell an approximate 2,396 +/- square foot portion of the unnamed alley running north/ south directionally. It is the first alley north of Gibbard Avenue and the First alley east of Cleveland at the Cleveland Avenue and Gibbard Avenue intersection. Sale of this excess right-of-way will be incorporated to support a project by providing a connection between the proposed parking lot and the main building lot for safer pedestrian travel between the two. The value of \$23,960.00 have been determined for this right-of-way. The City notified Mr. Echelberry of this Value and a signed letter authorized the City to proceed with those steps necessary to transfer this excess right-of-way. All property adjacent to the right-of-way is owned by the Boy and Girls Club of Columbus.

**3. SALE OF EXCESS RIGHT OF WAY – FILE # 2019-023**

Ted Repasky from Repasky Waste Services Inc., submitted a request to sell a 3150 +/- square foot portion of the Bonham Avenue right-of-way – ROQ alleys are adjacent to 1166 Bonham along the eastern and southern side of the parcel (010-020828). Sale of this excess right-of-way will simply expand Mr. Repasky's current lot size which would make a substantial difference in maneuverability in the lot. A value of \$2,362.50 have been determined for this right-of-way. The City notified Mr. Repasky of this value and

Mr. Repasky has returned a signed letter authorizing the City to proceed with those steps necessary to transfer this excess right-of-way. Both property owners adjacent to the right-of-way were notified and have not shown any interest in purchasing their portion.

#### **4. SALE OF EXCESS RIGHT OF WAY – FILE #2019-033**

David Perry submitted a request on behalf on his client, Baptist General Convention, Inc., regarding the possible sale of a portion of right-of-way adjacent to the property at the noted location. The total area is approximately 1,520+/- square feet and the location and intended use for the portion of right-of-way are as follows:

1. Eastwood Avenue- Alley north of right-of-way area is an unnamed alley running north/south directionally. It is the first alley east of Parkwood Avenue; is adjacent to and north of Eastwood Avenue. This portion of right-of-way is adjacent to parcels already owned by the Ohio Baptist General Convention, Inc. PID= 010-036955, and 010-030737. ( 32 and 40 Parkwood)
2. Mr. Perry has stated that the intended use for the right-of-way is that it is planned to be incorporated into the previously stated parcels for redevelopment of a proposed apartment building/ new housing on the abutting parcels. This right-of-way area will primarily be planned for parking for the new housing.

A value of \$6,080.00 has been determined for this right-of-way. The City notified Mr. Perry of this value and Mr. Perry has returned a signed letter authorizing the City to proceed with those steps necessary to transfer this excess right-of-way. All property owners adjacent to the right-of-way were notified and returned a signed letter stating they have no interest to purchase their portion of right-of-way. No easement will be retained.

#### **5. Transfer of Excess Right of Way- 2831-E**

Mr. Eric Hensley with the Columbus Regional Airport Authority (CRAA), on behalf of the CRAA, has requested to transfer an approximate 6.744 acres of a portion of Alum Creek Drive right-of-way between Port Road and John Glenn Avenue. Transfer of this excess right-of-way will facilitate enhancements to the property owned by the CRAA. In a letter dated December 9, 2011, then Public Service Director Mark Kelsey agreed to allow the CRAA to acquire right-of-way on behalf of the City of Columbus for the Project. Acquisition activities proceeded and the project was constructed. Unfortunately, the necessary transfers of the property owned or acquired by the CRAA never were transferred to the City after completion of completion of construction activities. Fortunately, after several years, Mr. Hensley and the CRAA realized these actions still needed to take place, and reach out to the City to finalize. Value of \$809,290.00 has been determined for this right-of-way. All property adjacent to this right-of-way is owned by the CRAA. No other adjacent property owners will be affect by this transfer.

#### **Adjournment**

Tentative next meeting: December 19<sup>th</sup> 2019

**MEMORANDUM**

TO: Mike Stevens, Interim Director  
Department of Development  
  
Attention: Mark Lundine, Administrator  
Department of Development

FROM: Doug Roberts, P.E.  
CIP Right-of-Way Manager

SUBJECT: TRANSFER OF EXCESS RIGHT OF WAY – 2831-E  
ALUM CREEK DRIVE – COLUMBUS REGIONAL AIRPORT AUTHORITY

DATE: October 16, 2019

Mr. Eric Hensley with the Columbus Regional Airport Authority (CRAA), on behalf of the CRAA, has requested to transfer an approximate 6.744 acres of a portion of Alum Creek Drive right-of-way between Port Road and John Glenn Avenue. Transfer of this excess right-of-way will facilitate enhancements to the property owned by the CRAA.

In 2011, the CRAA engaged in a project to realign Alum Creek Drive on the northern side of the Rickenbacker Airport facility, under a federal aid grant. A portion of this project fell within the City of Columbus corporate boundary. The CRAA was the lead agency managing the project, including acquisition of all necessary right-of-way.

In a letter dated December 9, 2011, then Public Service Director Mark Kelsey agreed to allow the CRAA to acquire right-of-way on behalf of the City of Columbus for the project. It also stated that

“Upon completion of the project, portions of the existing right-of-way will no longer be used for roadway purposes. Such “excess” right-of-way will be evaluated and processed under the established City procedures for disposing of excess right-of-way.”

Acquisition activities proceeded and the project was constructed. Unfortunately, the necessary transfers of the property owned or acquired by the CRAA never were transferred to the City after completion of construction activities. Fortunately, after several years, Mr. Hensley and the CRAA realized these actions still needed to take place, and reached out to the City to finalize.

A value of \$809,280.00 has been determined for this right-of-way.

All property adjacent to this right-of-way is owned by the CRAA. No other adjacent property owners will be affected by this transfer.

It is now necessary for the Department of Development to review the attached information. Once the review is finished and any outstanding issues have been resolved, please place this item on the Land Review Commission agenda for their consideration.

If you have any questions or need additional information please call me at 5-3973.

Enclosure

cc: James D. Young, P.E. Administrator/City Engineer, Division of Design and Construction  
Frank D. Williams, Administrator, Division of Infrastructure Management  
Jerry Ryser, P.S., Right-of-Way Manager

**REQUEST FOR CONVEYANCE OF CITY OWNED LAND**  
**By Division of Infrastructure Management**

Name of Petitioner: Doug Roberts -  
For Eric Hensley CRAA

File # Alum Creek Drive To CRAA – Via 2831-E

**REQUEST IS TO:**

- |   |   |
|---|---|
| <input type="checkbox"/> Sell excess right-of-way   | <input checked="" type="checkbox"/> Transfer excess right-of-way at no charge |
| <input type="checkbox"/> Vacate excess right-of-way | <input type="checkbox"/> Grant a lease  |
| <input type="checkbox"/> Grant an easement          | <input type="checkbox"/> Release an easement                                  |

**BRIEF DESCRIPTION OF AREA UNDER CONSIDERATION:**

Mr. Eric Hensley with the Columbus Regional Airport Authority (CRAA), on behalf of the CRAA, has requested to transfer an approximate 6.744 acres of a portion of Alum Creek Drive right-of-way between Port Road and John Glenn Avenue.

**PROPOSED USE OF AREA:**

Transfer of this excess right-of-way will facilitate enhancements to the property owned by the CRAA.

This transfer is to complete a prior agreement between Director Mark Kelsey and Columbus Regional Airport Authority (CRAA) facilitated by Doug Roberts, P.E. - CIP Right-of-Way Manager.

**ACTION BY DIVISION INITIATING REQUEST:**

(Please CHECK the Correct Answer)

- |   |   |  |
|---|---|--|
| All Departments and Divisions contacted for comments/approval of request: | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |
| All Utilities contacted for comments/approval of request:                 | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |
| Area Commission/Civic Association contacted for comments:                 | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |
| All abutting property owners notified of request:                         | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| Petitioner notified of need for survey and metes & bounds description:    | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |

- Division Recommendation:  SELL     VACATE     TRANSFER AT NO CHARGE  
 GRANT EASEMENT     GRANT LEASE     RELEASE AN EASEMENT

Signature: \_\_\_\_\_

Division of Infrastructure Management Administrator

Date: \_\_\_\_\_

11/13/19

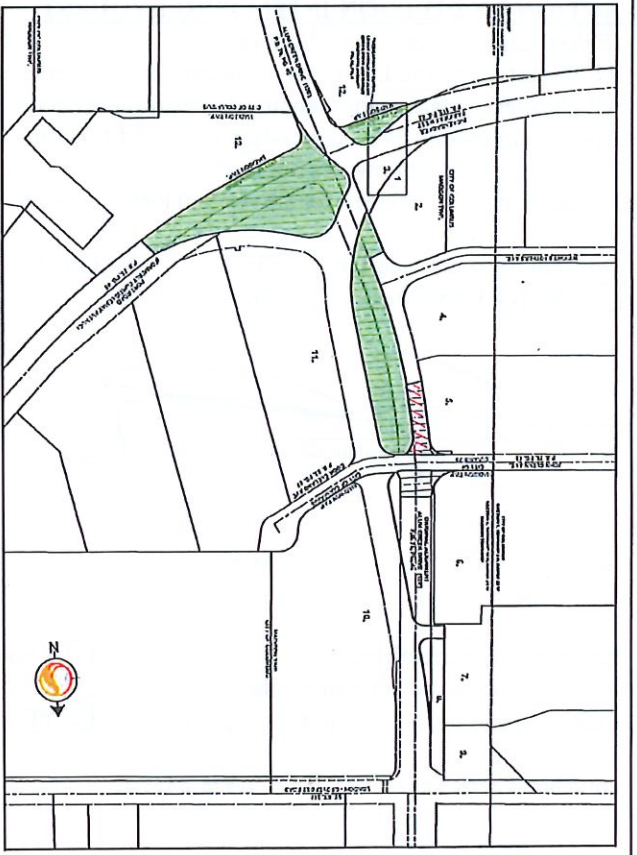
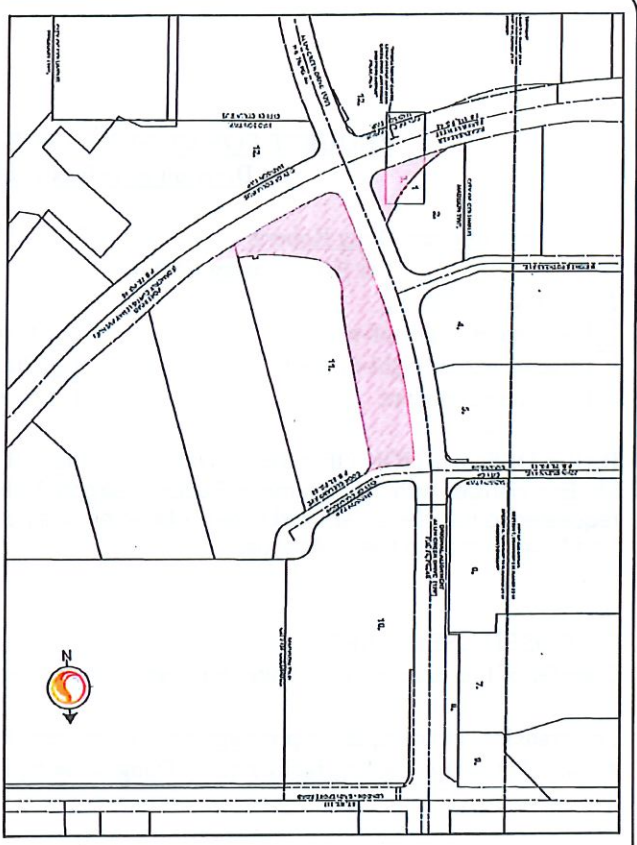
Estimated Value from County Tax Records:

\$809,280.00 - 6.744 acres

Land value provided by Real Estate Division

- |   |   |  |
|---|---|--|
| Easements to be retained:                   | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |
| Petitioner contacted for comments:          | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| Petitioner agreed to \$0.00 purchase price: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |

cc: Alum Creek Drive To CRAA – Via 2831-E



- 1. COLUMBUS MUNICIPAL AIRPORT AUTHORITY  
COLUMBUS REGIONAL AIRPORT AUTHORITY  
CONDOMINIUM 1ST & 2ND FLOORS  
INST. 289728882828  
18-04-0024
- 2. COLUMBUS MUNICIPAL AIRPORT AUTHORITY  
COLUMBUS REGIONAL AIRPORT AUTHORITY  
ORIGINAL 1.219 ACRES  
INST. 289728882828  
INST. 289728882828  
18-04-0024
- 3. CITY OF COLUMBUS 627 AC.  
INST. 289728882828
- 4. REBEL BATHY  
1400 S.W. 10TH AVE  
ALUM CREEK DRIVE  
INST. 289728882828  
7.67 ACRES  
INST. 289728882828  
18-04-0024
- 5. REBEL BATHY  
ALUM CREEK DRIVE  
INST. 289728882828  
7.67 ACRES  
INST. 289728882828  
18-04-0024
- 6. HAMILTON CREEK LIMITED  
PARTNERSHIP  
INST. 289728882828  
O.A. 2892112  
18-04-0024
- 7. STEEPCHASE CARRON  
CONDOMINIUM 1ST & 2ND FLOORS  
C.O.A. 18-04-0024  
INST. 289728882828  
5. KAYE  
LIMITED PARTNERSHIP  
PARTNERSHIP No. 2  
O.A. 2892112  
18-04-0024
- 8. COLUMBUS MUNICIPAL AIRPORT AUTHORITY  
COLUMBUS REGIONAL AIRPORT AUTHORITY  
INST. 289728882828  
5. KAYE  
LIMITED PARTNERSHIP  
PARTNERSHIP No. 2  
O.A. 2892112  
18-04-0024
- 9. COLUMBUS MUNICIPAL AIRPORT AUTHORITY  
COLUMBUS REGIONAL AIRPORT AUTHORITY  
INST. 289728882828  
18-04-0024
- 10. COLUMBUS MUNICIPAL AIRPORT AUTHORITY  
COLUMBUS REGIONAL AIRPORT AUTHORITY  
INST. 289728882828  
18-04-0024
- 11. COLUMBUS MUNICIPAL AIRPORT AUTHORITY  
COLUMBUS REGIONAL AIRPORT AUTHORITY  
INST. 289728882828  
18-04-0024
- 12. COLUMBUS MUNICIPAL AIRPORT AUTHORITY  
COLUMBUS REGIONAL AIRPORT AUTHORITY  
INST. 289728882828  
18-04-0024



**ALUM CREEK DRIVE  
RIGHT OF WAY**  
 PREPARED BY:  
 JAMES LEEB ENGINEERING  
 2025 1ST AVE SW  
 SUITE 100  
 ALUM CREEK, GA 31707  
 (706) 336-1111  
 www.jleebe.com

**Stantec**  
 SHEET 1 OF 1





City of Columbus  
Mayor Michael B. Coleman

**Department of Public Service**  
Mark Kelsey, Director

December 9, 2011

Eric Hensley  
Project Manager  
Columbus Regional Airport Authority  
4600 International Gateway  
Columbus, OH 43219

**Re: PIC/FRA-Alum Creek Drive Extension/Rickenbacker Parkway-Phase 2B  
PID Number 86555**

Dear Mr. Hensley:

It is my understanding that as a condition of providing federal funds to the Columbus Regional Airport Authority (CRAA) for the above referenced project, the Ohio Department of Transportation (ODOT) has requested that the CRAA obtain concurrence by the City of Columbus (City) that the CRAA will acquire real property for public right-of-way purposes within the City's corporate limits. This will include, if necessary, the use of CRAA's powers of eminent domain under Ohio Revised Code Chapter 4582. Furthermore, I am aware that subsequent to these acquisitions, the CRAA intends to transfer such property to the City for acceptance and dedication as public streets within the City.

Consistent with the previous discussions between the CRAA and members of the City's Department of Public Service regarding this project, I have no objection to the CRAA acquiring right-of-way in its name within the Columbus corporate limits, nor do I object to the use of its eminent domain power for those acquisitions set forth in the approved plans for right-of-way acquisition. With respect to the acceptance of any transfer to the City of right-of-way and dedication as a Columbus public street, it should be understood that such transfer shall be at no cost to the City. Further, such acceptance shall require approval by the Columbus City Council. Upon passage of the relevant legislation by City Council, maintenance of such right-of-way shall fall under the City's statutory obligation to maintain public right-of-way under Revised Code §723.01.

I further understand that upon the completion of the project, portions of the existing right-of-way will no longer be used for roadway purposes. Such "excess" right-of-way will be evaluated and processed under the established City procedures for disposing of excess right-of-way.

If you have any further questions, please contact Doug Roberts at 645-3973.

Sincerely,

Mark Kelsey  
Director

cc: Patti Auslin - DPS  
Doug Roberts - DPS  
John Klein - City Ally.

Tammy Boring, ODOT  
Alan Nederveld, CRAA

614-645-8290 Director's Office  
614-645-8376 Office of Support Services  
614-645-3111 311 Service Center  
614-645-8376 Division of Mobility Options  
614-645-8376 Division of Design and Construction  
614-645-8376 Division of Planning and Operations  
614-645-2420 Division of Refuse Collection

109 North Front Street, 3<sup>rd</sup> Floor, Columbus, Ohio 43215-9023  
109 North Front Street, Ground Floor Columbus, Ohio 43215-5036  
1111 East Broad Street, Columbus, Ohio 43205  
109 North Front Street, 2nd Floor, Columbus, Ohio 43215-9023  
109 North Front Street, 3rd Floor, Columbus, Ohio 43215-9023  
109 North Front Street, 3rd Floor, Columbus, Ohio 43215-9023  
2100 Alum Creek Drive, Columbus, Ohio 43207-1705

FAX: 614-645-7805  
FAX: 614-645-7549  
FAX: 614-645-3053  
FAX: 614-645-6930  
FAX: 614-645-6930  
FAX: 614-645-6930  
FAX: 614-645-7296