Land Review Commission Agenda

November 21st 2019

9:00 a.m. 111 N. Front St. – 2nd 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 prosed 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 19th 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.

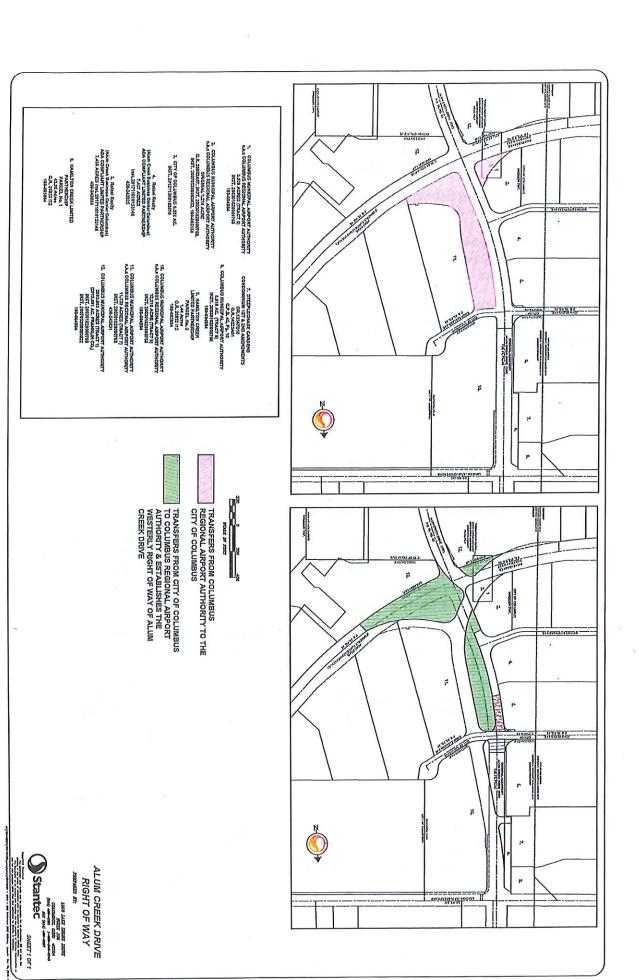
Enclosure

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:	
Sell excess right-of-way	☐ Transfer excess right-of-way at no charge
Vacate excess right-of-way	Grant a lease
Grant an easement	Release an easement
Grant an easement	☐ Release all easement
BRIEF DESCRIPTION OF AREA UNDER COMMr. Eric Hensley with the Columbus Regional Arequested to transfer an approximate 6.744 acreport Road and John Glenn Avenue.	ONSIDERATION: Airport Authority (CRAA), on behalf of the CRAA, has res of a portion of Alum Creek Drive right-of-way between
PROPOSED USE OF AREA:	
Transfer of this excess right-of-way will facilit	ate enhancements to the property owned by the CRAA.
This transfer is to complete a prior agreement be Airport Authority (CRAA) facilitated by Doug	petween Director Mark Kelsey and Columbus Regional Roberts, P.E CIP Right-of-Way Manager.
ACTION BY DIVISION INITIATING REQ	DUEST:
(Please CHECK the Correct Answer)	
All Departments and Divisions contacted for co	omments/approval of request: YES NO
All Utilities contacted for comments/approval	
Area Commission/Civic Association contacted	
All abutting property owners notified of reques	
Petitioner notified of need for survey and meter	
Division Recommendation: ☐ SELL ☐ V.☐ GRANT EASEMENT ☐ GRANT LEAS	ACATE TRANSFER AT NO CHARGE E RELEASE AN EASEMENT
	Date: 1/13/19
Signature:	Date: (//3//)
Division of Infrastructure Management A	dministrator
Estimated Value from County Tax Records:	\$809,280.00 - 6.744 acres Land value provided by Real Estate Division
Easements to be retained:	☐ YES □ NO
Petitioner contacted for comments:	X YES NO
Petitioner agreed to \$0.00 purchase price:	X YES NO
I entitottel agreed to wo or purchase price.	KA 170
cc: Alum Creek Drive To CRAA - Via 2831-E	



RICKENBACKER

LONGITUDE: Wa2"55'00" LOCATION MAP LATITUDE NES"49"25"

5 PORTION TO BE IMPROVED.
INTERSTATE & DIVIDED HIGHRAY.
UNDIVIDED STATE & FEDERAL ROUTES.
OTHER ROADS. SCALE IN MILES 9.5

DESIGN DESIGNATION & DESIGN EXCEPTIONS SEE SHEET 2.



SEE SHEET 2

BURGESS & NIPLE INC. SOBE REED ROAD COLLINGUS, OH 43220

NOO.500705253808 38/19/25/0000/A825507002.00N

PRESTORIVE & CEO! EL AINE ROBERTS, J

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FOR THE SIDE ROADS AS DESCRIBED ON SHEETS 28—30
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ENGINEERS SEALS

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CITY OF COLUMBUS:

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SUPPLEMENTAL

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PLAN AND PROFILE SHEET
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PRICHT BROTHERS AVENUE CONNECTOR

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APPROVED SIGN DICKNING / HL. DATE CHANGED OF DATE CHANGED OF RECESTION AND PARKS

DATE WELK ZALL ENGINEERING

DATE 1/5/12.... FRANKLÍN COUNTY COMMISSIONER BANKLEY COUNTY COUNTS STONER MULLING MULLING POLICE the state of the s APPROVED: 01 T 1/2

2831 DR. E APPROVED HEARDEN I. T. CO. LANGUSTRATOR, DATE IN LINE STREET AUGUSTRATOR OF DESCHI AND CONSTRUCTION FRANKLIN COUNTY COMMISSIONER

DATE STATE

APPROVED.

(F)

HAMILTON TOWNSHIP MADISON TOWNSHIP CITY OF COLUMBUS FRANKLIN COUNTY

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PARKWAY

INDEX OF SHEETS:

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DIRECTOR, DEPARTMENT OF PUBLIC UTLITIES

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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. I-lensley:

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 Austin - DPS Doug Roberts - DPS John Klein - City Atly. Tammy Boring, ODOT Alan Nederveld, CRAA

614-645-8290 614-645-8376 614-645-3111 614-645-8376 614-645-8376

614-645-8376

614-645-2420

Director's Office Office of Support Services 311 Service Center Division of Mobility Options

Division of Mobility Options
Division of Design and Construction
Division of Planning and Operations
Division of Refuse Collection

109 North Front Straet, 3 ³ Floor, Columbus, Ohlo 43215-9023 109 North Front Street, Ground Floor Columbus, Ohlo 43215-5036 1111 East Broad Street, Columbus, Ohlo 43205 109 North Front Street, 2nd Floor, Columbus, Ohlo 43215-9023 109 North Front Street, 3rd Floor, Columbus, Ohlo 43215-9023 109 North Front Street, 3rd Floor, Columbus, Ohlo 43215-9023 2100 Alum Creek Drive, Columbus, Ohlo 43207-1705 FAX: 614-645-7005 FAX: 614-645-7549 FAX: 614-645-3053 FAX: 614-645-6938 FAX: 614-645-6938 FAX: 614-645-6938 FAX: 614-645-7296