



City of Columbus  
Mayor Michael B. Coleman

# Public Service Department

Henry Guzmán, Director

## REQUEST FOR CONVEYANCE OF CITY OWNED LAND By Division of Transportation

Name of Petitioner: **Asbury North United Methodist Church**

File No. **05-26**

**REQUEST IS TO:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Sell excess right-of-way | <input 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:**

**the alley west of Parkwood Avenue from Clifton Avenue to the alley north**

**PROPOSED USE OF AREA:**

**parking**

**ACTION BY DIVISION INITIATING REQUEST:**

(Please CHECK the Correct Answer)

- |   |   |                             |
|---|---|-----------------------------|
| All Departments and Divisions contacted for comments/approval of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| All Utilities contacted for comments/approval of request:                 | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Area Commission/Civic Association contacted for comments:                 | <input checked="" type="checkbox"/> YES | <input 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: *Patricia B. B...*    Date: 11/2/15  
Transportation Division Administrator

Estimated Value from County Tax Records: \$1976.00 (2994sf@\$0.66)  
(per City Attorneys Office Real Estate Division)

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

JCL  
cc: File No. 05-26  
K:\Right of Way Information\Right-of-Way Sales etc\05 VACATE\05-26\REQUEST FOR CONVEYANCE(05-26) DOC

614-645-8290	<b>Director's Office</b>	City Hall/90 West Broad Street, 3rd Floor/Columbus, Ohio 43215-9009	FAX: 645-7805
614-645-7602	<b>Facilities Management Division</b>	City Hall/90 West Broad Street, Rm. B-16/Columbus, Ohio 43215-9001	FAX: 645-7180
614-645-8281	<b>Fleet Management Division</b>	423 Short Street/Columbus, Ohio 43215-5614	FAX: 645-7347
614-645-7620	<b>Refuse Collection Division</b>	2100 Alum Creek Drive, Columbus, Ohio 43207-1714	FAX: 645-3053
614-645-8376	<b>Transportation Division</b>	109 North Front Street, 3rd Floor/Columbus, Ohio 43215-9023	FAX: 645-6938

**DEPARTMENT OF DEVELOPMENT ACTION:**

(Please CHECK the correct answer)

Mitigating Circumstances Identified:  YES  NO

Recommended Action:  DISAPPROVED  TRANSFER AT NO CHARGE  SELL

VACATE  GRANT EASEMENT  RELEASE AN EASEMENT

Signature: Mark Barbash Date: 1-11-06  
*per Dora Hunter*

**IDENTIFICATION OF MITIGATING CIRCUMSTANCES  
AND BRIEF EXPLANATION OF EACH**

\_\_\_\_\_ The value of improvements undertaken by purchaser(s) upon property of the City which further the interest and welfare of the public.

\_\_\_\_\_ The value of land donations or other services being made to the City by the petitioner(s)

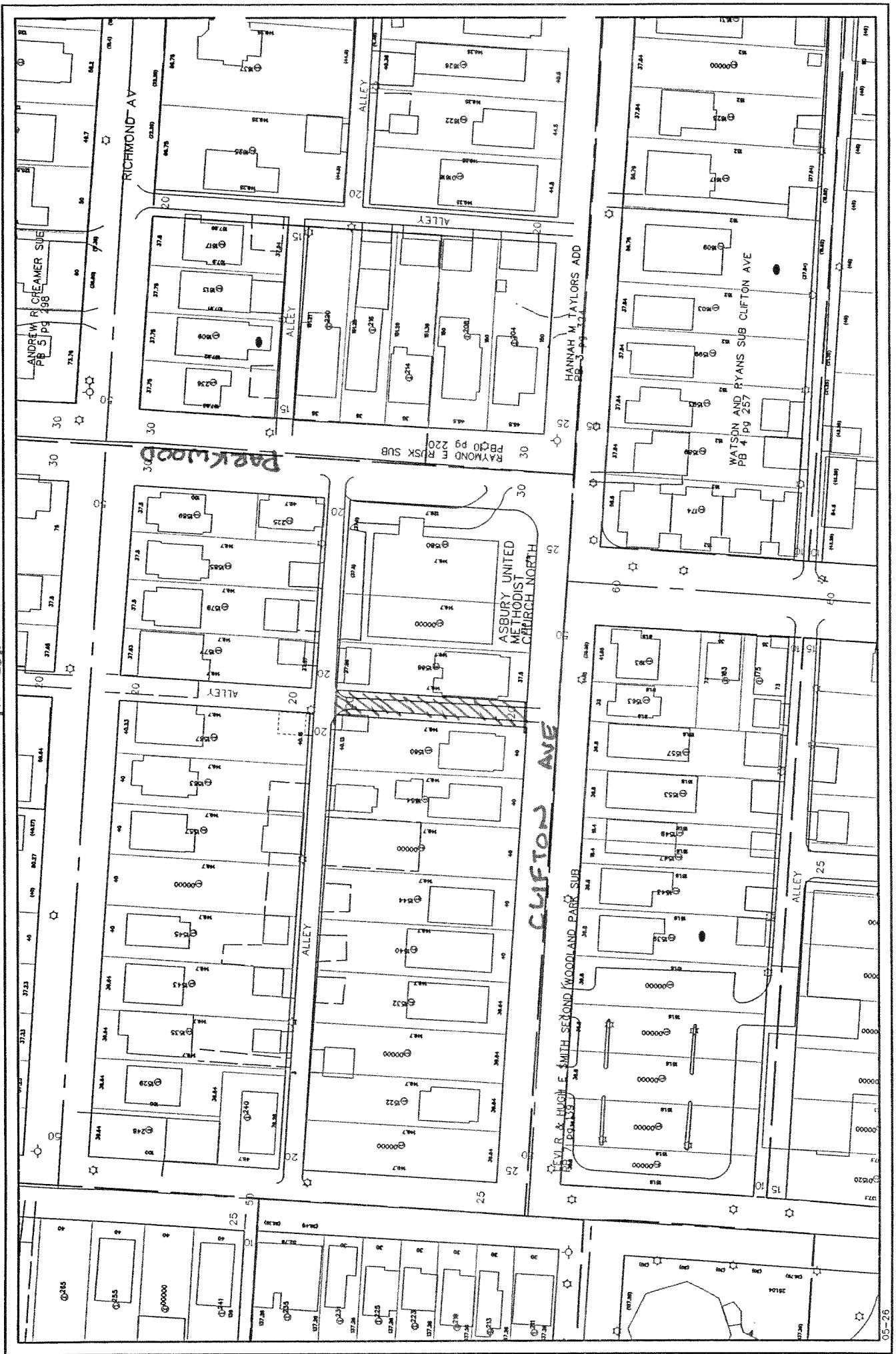
\_\_\_\_\_ The willingness of the purchaser(s) to absorb the cost of utility relocation from the property being purchased if not discounted in the fair market value of the property.

\_\_\_\_\_ The substantial increase in tax revenue, including but not limited to real property and income taxes, generated by the development of the property to be purchased.

\_\_\_\_\_ The identification of improvements that further the general welfare of the City through significant improvements to the physical environment.

Name of Petitioners: Asbury North United Methodist Church  
File No. 05-26

NO SCALE





City of Columbus  
Mayor Michael B. Coleman

## Public Service Department

Henry Guzmán, Director

December 21, 2005

Asbury North United Methodist Church  
Attention: Reverend Gregory H. Herndon, Senior Pastor  
1586 Clifton Avenue  
Columbus, Ohio 43203

Dear Reverend Herndon:

The City of Columbus, Transportation Division, has reviewed the request Asbury North United Methodist Church submitted regarding the acquisition of that alley west of Parkwood Avenue from Clifton Avenue to the north thereof. It is the City's understanding acquisition of this right-of-way will provide enough area to allow for development of 12 additional parking places for the church. After investigation by the Transportation Division staff it was determined the City does not have any objections to the sale of this right-of-way providing the City reserves a general utility easement for all existing utilities located within this right-of-way. Pursuant to Columbus City Council Resolution Number 113X-86 which provides for the sale of City owned property and based upon information provided by the Franklin County Auditor the City has estimated a total value of \$1,976.00 (\$0.66 per square foot) for this right-of-way.

If Asbury North United Methodist Church desires to proceed with the purchase of the above referenced right-of-way as proposed, please sign and date this letter in the space provided below then return, within thirty days, to Ms. Patricia A. Austin, P.E., Administrator, Transportation Division, Public Service Department, 109 North Front Street, 3rd Floor, Columbus, Ohio 43215, Attention: Mary Lu English. If the Church objects to the estimated value of \$1,976.00 for this right-of-way you will need to contact Ms. Donna Hunter to discuss a possible reduction of this amount. Ms. Hunter's address is: Development Department, Attention Donna Hunter, Administrator, Office of Land Management, 109 North Front Street, Columbus, Ohio 43215. Please provide a copy of any correspondence you send to Ms. Hunter to me for my file.

For your convenience I have attached a list of valid mitigating circumstances that the City will consider when reducing a right-of-way transfer price. Unless mitigating circumstances that directly benefit the Transportation Division can be identified, our Division policy requires that a recommendation to transfer at full price be forwarded from this Division to the Development Department.

614-645-8290 Director's Office  
614-645-7602 Facilities Management Division  
614-645-8281 Fleet Management Division  
614-645-7620 Refuse Collection Division  
614-645-8376 Transportation Division

City Hall/90 West Broad Street, 3rd Floor/Columbus, Ohio 43215-9009  
City Hall/90 West Broad Street, Rm. B-16/Columbus, Ohio 43215-9001  
423 Short Street/Columbus, Ohio 43215-5614  
2100 Alum Creek Drive, Columbus, Ohio 43207-1714  
109 North Front Street, 3rd Floor/Columbus, Ohio 43215-9023

FAX: 645-7805  
FAX: 645-7180  
FAX: 645-7347  
FAX: 645-3053  
FAX: 645-6938

Reverend Herndon  
December 21, 2005  
Page Two

After an agreement on the transfer price is reached the Development Department will place this request on the Land Review Commission agenda for their consideration.


If you have any questions concerning this matter please contact me at (614) 645-5471.

Sincerely,



Mary Lu English  
Right of Way Coordinator

**AUTHORIZATION TO PROCEED**  
ASBURY NORTH UNITED METHODIST CHURCH

By:  12/22/05  
Signature Date

Its: Minister

Enclosures

cc: Patricia A. Austin, P.E., Administrator, Transportation Division  
Randall J. Bowman, P.E., City Engineer and Assistant Administrator  
Clyde R. Garrabrant, P.S., RW Services Manager  
File 05-24  
P:\marylu\letters\0526cl#1 Asbury Church.doc

MEMORANDUM

TO: John C. Klein, Chief Real Estate Attorney  
Real Estate Division

Attn.: Edmond W. Reese  
Real Estate Negotiator


FROM: Jeffrey C. LeVally, P.S.  
Surveyor

SUBJ.: Sale of Right-of-Way  
File # 05-26

DATE: October 31, 2005

The Department of Public Service, Transportation Division, has been asked to sell the alley west of Parkwood Avenue from Clifton Avenue to the alley north (see attached map). At this time please determine the per square foot value of this right-of-way both with the retention of a general utility easement and without the retention of such an easement then provide this information to me along with copies of the documents used to determine these values.

Thank you for your help in this matter.

Number of square feet to be sold: <u>2994+/-</u>	
Per square foot value without reserved general utility easement rights.	<u>\$1.33</u>
Per square foot value with reserved general utility easement rights (for City Utilities only).	
<u>\$ .66</u>	
	<u>10-31-05</u>
Edmond W. Reese	Date