



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Henry Guzmán, Director

MEMORANDUM

TO: Mark Barbash, Director
Development Department

Attn.: Donna Hunter, Administrator
Office of Land Management

FROM: Mary Lu English *MLE*
Right-of-Way Coordinator

SUBJ.: SALE OF EXCESS RIGHT OF WAY - FILE # 05-08

DATE: October 4, 2005

Attached please find a request to sell the alley south of Greenlawn Avenue between Front Street and the alley east thereof to facilitate future development of the adjacent properties. A total value of \$4,851.00 has been determined for this excess right of way as indicated on the attached form. The abutting property owners, Borchers Carpet Cleaning and Greenlawn/Front Ltd., have been contacted. Borchers Carpet Cleaning originally provided a letter stating their intention to purchase the south half of this alley, then submitted a letter withdrawing their request to purchase. Greenlawn/Front Ltd. has notified this office they will purchase the entire alley and has returned a signed letter authorizing the City to proceed with those steps necessary to transfer this excess right-of-way.

It is now necessary for the Development Department to review the attached information and identify any possible mitigation. When your review is complete and any outstanding issues have been resolved, please fill in the final portion of the form and 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 5471.

Enclosure

cc: Patricia A. Austin, P.E., Administrator, Transportation Division
Randy Bowman, P.E., City Engineer and Assistant Administrator
Clyde R. Garrabrant, P. S., R/W Services Manager
P:\marylu\letters\05-08 transmittal.doc

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



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: David B. Perry

File No.05-08

REQUEST IS TO:

- | | |
|--|--|
| <input type="checkbox"/> Sell excess right-of-way | <input type="checkbox"/> Transfer excess right-of-way at no charge |
| <input checked="" 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 south of Greenlawn Avenue between Front Street and the alley east

PROPOSED USE OF AREA:

future development

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: Date: 9/1/05
 Transportation Division Administrator

Estimated Value from County Tax Records: \$3126.20(1078sf@\$2.90)
 (per City Attorneys Office Real Estate Division) \$1724.80(1078sf@\$1.60)
\$4851.00

- | | | |
|--------------------------------------|---|-----------------------------|
| Easements to be retained: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| 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 |

PAC/JCL
 cc: File No. 05-08
 K:\Right of Way Information\Right-of-Way Sales etc\05 VACATE\05-08\REQUEST FOR CONVEYANCE DOC

614-645-8290 Director's Office	City Hall/90 West Broad Street, 3rd Floor/Columbus, Ohio 43215-9009	FAX: 645-7805
614-645-7602 Facilities Management Division	City Hall/90 West Broad Street, Rm. B-16/Columbus, Ohio 43215-9001	FAX: 645-7180
614-645-8281 Fleet Management Division	423 Short Street/Columbus, Ohio 43215-5614	FAX: 645-7347
614-645-7620 Refuse Collection Division	2100 Alum Creek Drive, Columbus, Ohio 43207-1714	FAX: 645-3053
614-645-8376 Transportation Division	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 Barbast Date: 10/4/05
per Donna 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: David Perry for Greenlawn/Front Ltd
File No. 05-08

