



Legislation Details (With Text)

File #: 0750-2024 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 3/6/2024 **In control:** Public Service & Transportation Committee

On agenda: 3/25/2024 **Final action:** 3/27/2024

Title: To authorize the Interim Director of the Department of Public Service to execute those documents necessary for the City to grant encroachments to Children’s Hospital on Parsons Avenue to legally allow them to extend into the public rights-of-way.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ord. 0750-2024 Exhibit

Date	Ver.	Action By	Action	Result
3/27/2024	1	CITY CLERK	Attest	
3/26/2024	1	MAYOR	Signed	
3/25/2024	1	COUNCIL PRESIDENT	Signed	
3/25/2024	1	Columbus City Council	Approved	Pass
3/18/2024	1	Columbus City Council	Read for the First Time	

1. BACKGROUND

The City of Columbus, Department of Public Service, received a request from Nationwide Children’s Hospital, owner of the abutting property, asking that the City allow building elements known as tiebacks to encroach into the public right-of-way known as Parsons Avenue. These encroachments consist of 128 permanent tiebacks underground and shoring to remain but removed at least 5 feet below finished grade into Parsons Avenue right-of-way. The area extending into the right-of-way is approximately 85 feet in width and from the southerly right-of-way line of I-70 to just north of Childrens Crossroads intersection. This project is located at 580 Childrens Drive. This project is a new addition to the hospital’s complex along the east side of Parsons Avenue. These encroachments are located within the right-of-way as described above and within the attached exhibit.

The following legislation authorizes the Interim Director of the Department of Public Service to execute those documents necessary for the City to grant these encroachments to legally allow them to extend into the public rights-of-way. Allowing these elements to extend into the public right-of-way will allow the building to fit into the desired architecture. A value of \$500.00 for the encroachment easement was established.

2. FISCAL IMPACT

The City will receive a total of \$500.00, to be deposited in Fund 7748, Project P537650, for granting the requested encroachments.

To authorize the Interim Director of the Department of Public Service to execute those documents necessary for the City to grant encroachments to Children’s Hospital on Parsons Avenue to legally allow them to extend into the public rights-of-way.

WHEREAS, the City of Columbus, Department of Public Service, received a request from Nationwide Children's Hospital, owner of the abutting property, asking that the City allow building elements known as tiebacks to encroach into the public right-of-way known as Parsons Avenue. These encroachments consist of 128 permanent tiebacks underground and shoring to remain but removed at least 5 feet below finished grade into Parsons Avenue right-of-way; and

WHEREAS, this area extending into the right-of-way is approximately 85 feet in width and from the southerly right-of-way line of I-70 to just north of Childrens Crossroads intersection. This project is located at 580 Childrens Drive. This project is a new addition to the hospital's complex along the east side of Parsons Avenue. These encroachments are located within the right-of-way as described above and within the attached exhibit; and

WHEREAS, the following legislation authorizes the Interim Director of the Department of Public Service to execute those documents necessary for the City to grant these encroachments to legally allow them to extend into the public rights-of-way. Allowing these elements to extend into the public right-of-way will allow the building to fit into the desired architecture; and

WHEREAS, a value of \$500.00 for the encroachment easements was established; and

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. Authorizes the Interim Director of the Department of Public Service to execute those documents necessary for the City to grant these encroachments to legally allow them to extend into the public rights-of-way. Allowing these elements to extend into the public right-of-way will allow the building to fit into the architectural desire; to-wit:

**3 Dimensional Encroachment Easement
FROM 730.00' (NAVD 88) TO 763.00' (NAVD 88)
0.572 ACRE**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 24, Section 15 and Half Section 26, Section 16, Township 5, Range 22, Refugee Lands, between the elevations of 730.00 feet and 763.00 feet (NAVD88), being on, over and across Parsons Avenue, originally dedicated as East Public Lane at 49.5 feet wide of record in Deed Book "F" Page 332, destroyed by fire and re-platted as demonstrated in Plat Book 3, Page 247 and also represented in Plat Book 14, Page 27, that portion of Lot 1 of Parcel 3-B of that subdivision titled "Children's Hospital Urban Renewal Area Plat B-3" as demonstrated in Plat Book 42, Page 134 lying within that 1.100 acre tract conveyed as Parcel Number 2WD to City Of Columbus, Ohio by deed of record in Instrument Number 200910270154908, those portions of Lots 13 and 14 of that subdivision titled "The Heirs of Jeremiah Armstrong Decd's, addition to Columbus" as demonstrated in Plat Book 1, Page 284 lying within that 2.158 acre tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number 202205180076025, those portions of Lots 14, 15, 16, 17, 18, 19 and 20 of said "The Heirs of Jeremiah Armstrong Decd's, addition to Columbus" subdivision and that portion of Lot 22 of that subdivision titled "Henry Maurer Subdivision" as demonstrated in Plat Book 2, Page 2, conveyed to City of Columbus, Ohio, by deeds of record in Deed Book 813, Page 608, Deed Book 806, Page 448, Deed Book 829, Page 106, Deed Book 800, Page 508, Deed Book 812, Page 21, Deed Book 815, Page 121 and Deed Book 815, Page 100, respectively, those portions of Lots 15 and 16 of said "The Heirs of Jeremiah Armstrong Decd's, addition to Columbus" subdivision conveyed to City of Columbus, Ohio by deed of record in Deed Book 2569, Page 117, William Street of said "The Heirs of Jeremiah Armstrong Decd's, addition to Columbus" subdivision, Unnamed Alley (20 feet) of said "Henry Maurer Subdivision" subdivision and that portion of Parcel 5 of that subdivision titled "Children's Hospital Urban Renewal Area Plat "A" " as demonstrated in Plat Book 43, Page 17 lying within that 0.129 acre tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number 200712310221608 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the northeasterly corner of said 0.129 acre tract, the southwesterly corner of that 1.010 acre tract conveyed to Nationwide Children's Hospital by deed of record in Instrument Number 202208290123924, a northwesterly corner of that 2.924 acre tract conveyed as "Third Tract" to Nationwide Children's Hospital by deed of record in Instrument Number 200807140107795, in a northerly line of Parcel 5 of said "Children's Hospital Urban Renewal Area Plat "A" " subdivision, in the easterly right-of-way line of Parsons Avenue (width varies); Thence South 03° 33' 23" West, with said easterly right-of-way line, the line common to said 0.129 and 2.924 acre tract, and across said Parcel 5, a distance of 251.51 feet to a point;

Thence across said Parsons Avenue, said 0.129 acre tract, said Parcel 5, said Lots 22 and 1, said 1.100 and 2.158 acre tracts, and said Lot 13, the following courses and distances:

North 86° 26' 37" West, a distance of 84.67 feet to a point;

North 03° 33' 23" East, a distance of 122.00 feet to a point;

South 86° 26' 37" East, a distance of 20.17 feet to a point;

North 03° 33' 23" East, a distance of 226.00 feet to a point; and

South 86° 26' 37" East, a distance of 64.50 feet to a point in said easterly right-of-way line, the easterly line of said 2.158 acre tract, the westerly line of said 1.010 acre tract;

Thence South 03° 33' 23" West, with said easterly right-of-way line, the easterly lines of said 2.158 acre tract and said City of Columbus tract (Deed Book 2569, Page 117), the westerly line of said 1.010 acre tract, across said Lots 13-16, a distance of 96.49 feet to the POINT OF BEGINNING, containing 0.572 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

SECTION 2. That the City Attorney is required to approve all instrument(s) associated with this ordinance prior to the director of the Department of Public Service executing and acknowledging any of those instrument(s).

SECTION 3. That the City will receive a total of \$500.00 to be deposited in Fund 7748, Project P537650, for granting the requested easement.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.