



Legislation Text

File #: 0149-2024, Version: 1

1. BACKGROUND

From time to time, various parcels of land are deeded to the City of Columbus for public street and/or alley purposes. One such example when this occurs is streets included in the Columbus Thoroughfare Plan. Streets listed within the Plan have a pre-defined amount of required right-of-way. If that right-of-way width is lacking for a particular property, then the additional right-of-way must be deeded to the City when that property is sold or is being redeveloped. Another example is when developers install sidewalks, turn lanes, etc., on a property within the public right-of-way. The City requires such improvements to be located entirely within the public right-of-way. If any part of such improvements are outside of the public right-of-way, the developer must deed that part of the land to the City. Many of the deeded amounts are for very small pieces of land. All of the deeded land transactions go through the City Attorney's Office.

The Department of Public Service maintains a list of the deeded land and periodically submits the list to City Council for acceptance of the deeded land. Ohio Revised Code Chapter 723.03 requires that property proposed for use as a public street or alley must be accepted and dedicated as public right-of-way by an ordinance specifically passed for such purpose. This Ordinance provides for the City to accept deeds for various parcels of real property, to dedicate the parcels as road right-of-way, and to name the parcels as public roadways to comply with Ohio Revised Code Chapter 723.03. Passage of this Ordinance also exempts the property deeded to the City from property taxes.

2. FISCAL IMPACT

There is no expenditure associated with this Ordinance.

To accept various deeds for parcels of real property to be used as road right-of-way; to dedicate these parcels as public rights-of-way; and to name said rights-of-way as public roadways as described within this Ordinance. (\$0.00)

WHEREAS, Ohio Revised Code Chapter 723.03 requires property to be used as a public street or alley be accepted and dedicated as public right-of-way by an ordinance specially passed for such purpose; and

WHEREAS, the City of Columbus has been asked to accept various deeds for real property, to dedicate those parcels of real property for the purpose of road right-of-way, and to name said property as public roadways; and

WHEREAS, by virtue of a LIMITED WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, March 30, 2023 as Instrument Number 202303300030251, **SHEETZ, INC.**, deeded property to the City of Columbus, to be used as Hilliard & Rome Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, May 4, 2023 as Instrument Number 202305040043394, **CENTRAL OHIO TRANSIT AUTHORITY**, deeded property to the City of Columbus, to be used as Parsons Avenue and Groveport Road right-of-way; and

WHEREAS, by virtue of an ENTRY VESTING TITLE recorded in the Franklin County, Ohio, Recorder's Office, February 10, 2023 as Instrument Number 202302100013341, **NATIONAL INDUSTRIAL PORTFOLIO PROPERTY OWNER, LLC**, deeded property to the City of Columbus, to be used as Scarborough Boulevard right-of-way; and

WHEREAS, by virtue of a WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, May 1, 2023 as Instrument Number 202305020042014, **COLUMBUS-KENWORTH, INC.**, deeded property to the City of Columbus, to be used as Chatford Drive right-of-way; and

WHEREAS, by virtue of a WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, April 26, 2023 as Instrument Number 202304260040054, **2323 PROPERTIES LLC**, deeded property to the City of Columbus, to be used as Chatford Drive right-of-way; and

WHEREAS, by virtue of a WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, August 16, 2023 as Instrument Number 202308160083140, **ARMBRESTER INVESTMENTS, LLC**, deeded property to the City of Columbus, to be used as Cleveland Avenue right-of-way; and

WHEREAS, by virtue of a WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, July 6, 2023 as Instrument Number 202307060066509, **JO ANNE R. DENNISON**, deeded property to the City of Columbus, to be used as Cleveland Avenue and Hudson Street right-of-way; and

WHEREAS, by virtue of a WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, September 5, 2023 as Instrument Number 202309050091084, **CLEVELAND 2300 INC**, deeded property to the City of Columbus, to be used as Cleveland Avenue and Hudson Street right-of-way; and

WHEREAS, by virtue of a QUIT CLAIM DEED recorded in the Franklin County, Ohio, Recorder's Office, May 30, 2023 as Instrument Number 202305300052248, **CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION**, deeded property to the City of Columbus, to be used as Hudson Street right-of-way; and

WHEREAS, by virtue of a QUIT CLAIM DEED recorded in the Franklin County, Ohio, Recorder's Office, December 21, 2022 as Instrument Number 202212220172234, **FRANKLIN COUNTY COMMISSIONERS, FRANKLIN COUNTY. OHIO N.K.A. BOARD OF COUNTY COMMISSIONERS, FRANKLIN COUNTY, OHIO**, deeded property to the City of Columbus, to be used as Westerville Road and Morse Road right-of-way; and

WHEREAS, by virtue of a QUIT CLAIM DEED recorded in the Franklin County, Ohio, Recorder's Office, December 21, 2022 as Instrument Number 202212220172236, **FRANKLIN COUNTY COMMISSIONERS, FRANKLIN COUNTY. OHIO N.K.A. BOARD OF COUNTY COMMISSIONERS, FRANKLIN COUNTY, OHIO**, deeded property to the City of Columbus, to be used as Westerville Road and Morse Road right-of-way; and

WHEREAS, by virtue of a DIRECTOR'S DEED recorded in the Franklin County, Ohio, Recorder's Office, September 15, 2023 as Instrument Number 202309180096725, **THE STATE OF OHIO**, deeded property to the City of Columbus, to be used as Ackerman Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, AUGUST 3, 1994 as Deed Book 27131 Page D09, **GIUSEPPE A. PINGUE**, deeded property to the City of Columbus, to be used as Worthington Woods Boulevard right-of-way; and

WHEREAS, by virtue of a WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, JULY 25, 1996 as Deed Book 32625 Page B03, **GIUSEPPE A. PINGUE**, deeded property to the City of Columbus, to be used as Worthington Woods Boulevard right-of-way; and

WHEREAS, by virtue of a LIMITED WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, OCTOBER 12, 2023 as Instrument Number 202310130107590, **CONFLUENCE DEVELOPMENT, LLC**, deeded property to the City of Columbus, to be used as Neiland Drive and Nordecke Drive right-of-way; and

WHEREAS, by virtue of a LIMITED WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, OCTOBER 12, 2023 as Instrument Number 202310130107588, **ASTOR PARK OFFICE OWNER LLC** and **ASTOR PARK RESIDENTIAL I OWNER LLC**, deeded property to the City of Columbus, to be used as Neiland Drive right-of-way; and

WHEREAS, by virtue of an ENTRY VESTING TITLE recorded in the Franklin County, Ohio, Recorder's Office, October 31, 2023 as Instrument Number 202310310113585, **SCARBOROUGH DEVELOPMENT LLC**, deeded property to the City of Columbus, to be used as Scarborough Boulevard right-of-way; and

WHEREAS, by virtue of an ENTRY VESTING TITLE recorded in the Franklin County, Ohio, Recorder's Office, October 31, 2023 as Instrument Number 202310310113587, **PINGREE 2000 REAL ESTATE HOLDINGS LLC** deeded property to the City of Columbus, to be used as Morse Road right-of-way; and

WHEREAS, by virtue of a WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, October 13, 2023 as Instrument Number 202310130107798, **DRAGA JUZAREVSKI, TR**, deeded property to the City of Columbus, to be used as Tussing Road right-of-way; and

WHEREAS, by virtue of a DIRECTOR'S DEED recorded in the Franklin County, Ohio, Recorder's Office, November 2, 2023 as Instrument Number 202311020114952, **THE STATE OF OHIO**, deeded property to the City of Columbus, to be used as Long Street right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, November 20, 2023 as Instrument Number 202311200121443, **JAMES E. PAUGH AND KATHLEEN R. PAUGH**, deeded property to the City of Columbus, to be used as Brice Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, November 20, 2023 as Instrument Number 202311200121444, **NWD HP, LLC**, deeded property to the City of Columbus, to be used as Vine Street and Kilbourne Street right-of-way; and

WHEREAS, by virtue of a WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, November 15, 2023 as Instrument Number 202311150119758, **THE GOOD SHEPARD BAPTIST CHURCH**, deeded property to the City of Columbus, to be used as Hudson Street and Cleveland Avenue right-of-way; and

WHEREAS, by virtue of a WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, November 22, 2023 as Instrument Number 202311220122702, **YOUSSEF M. BALLOUZ**, deeded property to the City of Columbus, to be used as Hudson Street and Cleveland Avenue right-of-way; and

WHEREAS, by virtue of a QUIT CLAIM DEED recorded in the Franklin County, Ohio, Recorder's Office, December 23, 2010 as Instrument Number 201012230175250, **COLUMBUS STATE COMMUNITY COLLEGE, DISTRICT BOARD OF TRUSTEES**, deeded property to the City of Columbus, to be used as Cleveland Avenue right-of-way; and

WHEREAS, the City desires to accept these deeds for property that will be used for road right-of-way; **now, therefore**

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

SECTION 1. That the City of Columbus hereby accepts the property more fully described in the previously referenced LIMITED WARRANTY DEED from **SHEETZ, INC.**, dedicates said property as road right-of-way and names such road right-of-way as **HILLIARD & ROME ROAD**.

SECTION 2. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **CENTRAL OHIO TRANSIT AUTHORITY**, dedicates said property as road right-of-way and names such road right-of-way as **PARSONS AVENUE AND GROVEPORT ROAD**.

SECTION 3. That the City of Columbus hereby accepts the property more fully described in the previously referenced ENTRY VESTING TITLE from **NATIONAL INDUSTRIAL PORTFOLIO PROPERTY OWNER, LLC**, dedicates

said property as road right-of-way and names such road right-of-way as **SCARBOROUGH BOULEVARD**.

SECTION 4. That the City of Columbus hereby accepts the property more fully described in the previously referenced WARRANTY DEED from **COLUMBUS-KENWORTH, INC.**, dedicates said property as road right-of-way and names such road right-of-way as **CHATFORD DRIVE**.

SECTION 5. That the City of Columbus hereby accepts the property more fully described in the previously referenced WARRANTY DEED from **2323 PROPERTIES LLC**, dedicates said property as road right-of-way and names such road right-of-way as **CHATFORD DRIVE**.

SECTION 6. That the City of Columbus hereby accepts the property more fully described in the previously referenced WARRANTY DEED from **ARMBRESTER INVESTMENTS, LLC**, dedicates said property as road right-of-way and names such road right-of-way as **CLEVELAND AVENUE**.

SECTION 7. That the City of Columbus hereby accepts the property more fully described in the previously referenced WARRANTY DEED from **JO ANNE R. DENNISON**, dedicates said property as road right-of-way and names such road right-of-way as **CLEVELAND AVENUE AND HUDSON STREET**.

SECTION 8. That the City of Columbus hereby accepts the property more fully described in the previously referenced WARRANTY DEED from **CLEVELAND 2300 INC**, dedicates said property as road right-of-way and names such road right-of-way as **CLEVELAND AVENUE AND HUDSON STREET**.

SECTION 9. That the City of Columbus hereby accepts the property more fully described in the previously referenced QUIT CLAIM DEED from **CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION**, dedicates said property as road right-of-way and names such road right-of-way as **HUDSON STREET**.

SECTION 10. That the City of Columbus hereby accepts the property more fully described in the previously referenced QUIT CLAIM DEED from **FRANKLIN COUNTY COMMISSIONERS, FRANKLIN COUNTY. OHIO N.K.A. BOARD OF COUNTY COMMISSIONERS, FRANKLIN COUNTY, OHIO**, dedicates said property as road right-of-way and names such road right-of-way as **WESTERVILLE ROAD AND MORSE ROAD**.

SECTION 11. That the City of Columbus hereby accepts the property more fully described in the previously referenced QUIT CLAIM DEED from **FRANKLIN COUNTY COMMISSIONERS, FRANKLIN COUNTY. OHIO N.K.A. BOARD OF COUNTY COMMISSIONERS, FRANKLIN COUNTY, OHIO**, dedicates said property as road right-of-way and names such road right-of-way as **WESTERVILLE ROAD AND MORSE ROAD**.

SECTION 12. That the City of Columbus hereby accepts the property more fully described in the previously referenced DIRECTOR'S DEED from **THE STATE OF OHIO** dedicates said property as road right-of-way and names such road right-of-way as **ACKERMAN ROAD**.

SECTION 13. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **GIUSEPPE A. PINGUE**, dedicates said property as road right-of-way and names such road right-of-way as **WORTHINGTON WOODS BOULEVARD**.

SECTION 14. That the City of Columbus hereby accepts the property more fully described in the previously referenced WARRANTY DEED from **GIUSEPPE A. PINGUE**, dedicates said property as road right-of-way and names such road right-of-way as **WORTHINGTON WOODS BOULEVARD**.

SECTION 15. That the City of Columbus hereby accepts the property more fully described in the previously referenced LIMITED WARRANTY DEED from **CONFLUENCE DEVELOPMENT, LLC**, dedicates said property as road right-

of-way and names such road right-of-way as **NEILAND DRIVE AND NORDECKE DRIVE**.

SECTION 16. That the City of Columbus hereby accepts the property more fully described in the previously referenced LIMITED WARRANTY DEED from **ASTOR PARK OFFICE OWNER LLC** and **ASTOR PARK RESIDENTIAL I OWNER LLC**, dedicates said property as road right-of-way and names such road right-of-way as **NEILAND DRIVE**.

SECTION 17. That the City of Columbus hereby accepts the property more fully described in the previously referenced ENTRY VESTING TITLE from **SCARBOROUGH DEVELOPMENT LLC**, dedicates said property as road right-of-way and names such road right-of-way as **SCARBOROUGH BOULEVARD**.

SECTION 18. That the City of Columbus hereby accepts the property more fully described in the previously referenced ENTRY VESTING TITLE from **PINGREE 2000 REAL ESTATE HOLDINGS LLC**, dedicates said property as road right-of-way and names such road right-of-way as **MORSE ROAD**.

SECTION 19. That the City of Columbus hereby accepts the property more fully described in the previously referenced WARRANTY DEED from **DRAGA JUZAREVSKI, TR**, dedicates said property as road right-of-way and names such road right-of-way as **TUSSING ROAD**.

SECTION 20. That the City of Columbus hereby accepts the property more fully described in the previously referenced DIRECTOR'S DEED from **THE STATE OF OHIO** dedicates said property as road right-of-way and names such road right-of-way as **LONG STREET**.

SECTION 21. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **JAMES E. PAUGH AND KATHLEEN R. PAUGH**, dedicates said property as road right-of-way and names such road right-of-way as **BRICE ROAD**.

SECTION 22. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **NWD HP, LLC**, dedicates said property as road right-of-way and names such road right-of-way as **VINE STREET AND KILBOURNE STREET**.

SECTION 23. That the City of Columbus hereby accepts the property more fully described in the previously referenced WARRANTY DEED from **THE GOOD SHEPARD BAPTIST CHURCH**, dedicates said property as road right-of-way and names such road right-of-way as **HUDSON STREET AND CLEVELAND AVENUE**.

SECTION 24. That the City of Columbus hereby accepts the property more fully described in the previously referenced WARRANTY DEED from **YOUSSEF M. BALLOUZ**, dedicates said property as road right-of-way and names such road right-of-way as **HUDSON STREET AND CLEVELAND AVENUE**.

SECTION 25. That the City of Columbus hereby accepts the property more fully described in the previously referenced QUIT CLAIM DEED from **COLUMBUS STATE COMMUNITY COLLEGE, DISTRICT BOARD OF TRUSTEES**, dedicates said property as road right-of-way and names such road right-of-way as **CLEVELAND AVENUE**.

SECTION 26. That all of these properties shall be used for road right-of-way purposes.

SECTION 27. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

