



Legislation Text

File #: 2518-2018, Version: 1

1. BACKGROUND

The City of Columbus, Department of Public Service, received a request from the property owner, Third & Lafayette SRR II LLC, asking that the City allow an encroachment into the public right-of-way for their project known as 150-156 N Third Street Restoration located at the southeast corner of Third Street and Lafayette Street. This project is a mixed use development that will consist of one existing building at 150-156 North Third Street along with a new build directly adjacent to the existing building. The overall project will contain two ground level commercial spaces of approximately 3,200 square feet and 4,000 square feet, 27 parking spaces, an 8,000 square foot amenity deck at level 2, and 79 residential units. The encroachment will consist of a cornice that will protrude into the public right-of-way as described below and shown on the attached exhibits. The following legislation authorizes the 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. Installation of these building elements will enhance the building and fit into the architectural desire. A value of \$500.00 for the encroachment easements 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 encroachment.

To authorize the Director of the Department of Public Service to execute those documents necessary for the City to grant an encroachment within the public right-of-ways to Third & Lafayette SRR II LLC for the project known as 150-156 Third Street Restoration. (\$0.00)

WHEREAS, the City of Columbus, Department of Public Service, received a request from the property owner, Third & Lafayette SRR II LLC, asking that the City allow an encroachment into the public right-of-way for their project known as 150-156 North Third Street Restoration located at the southeast corner of Third Street and Lafayette Street; and

WHEREAS, this project is a mixed use development that will consist of one existing building at 150-156 North Third Street along with a new build directly adjacent to the existing building. The overall project will contain two ground level commercial spaces of approximately 3,200 square feet and 4,000 square feet, 27 parking spaces, an 8,000 square foot amenity deck at level 2, and 79 residential units, with an encroachment consisting of a cornice that will protrude into the public right-of-way; and

WHEREAS, the following legislation authorizes the Director of the Department of Public Service to execute those documents necessary for the City to grant this encroachment to legally allow them to extend into the public rights-of-way. Installation of these building elements will enhance the building and fit into the architectural desire; and

WHEREAS, a value of \$500.00, to be deposited in Fund 7748, Project P537650, for the encroachment easement was established; **now therefore**

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

SECTION 1. That the Director of the Department of Public Service be authorized to execute those documents necessary for the City to grant this encroachment to legally allow them to extend into the public rights-of-way. Installation of these building elements will enhance the building and fit into the architectural desire and as described below and depicted on the attached exhibit; to-wit:

ENCROACHMENT EASEMENT 0.004 ACRE
From an elevation 64' above ground level to 70' above ground level

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Half Section 11, Township 5, Range 22, Refugee Lands, and being within the existing right-of-way for Third Street and Lafayette Street, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the intersection of the existing east right-of-way line for Third Street (82.5 feet) and the existing south right-of-way line for Lafayette Street (33 feet), said point being the northwest corner of Inlot 528 of said City of Columbus, and being the northwest corner of that tract of land described in a deed to Third & Lafayette SRR II LLC, of record in Instrument Number 201807090090602;

Thence **South 08 degrees 09 minutes 40 seconds East**, along the existing east right-of-way line for said Third Street, along the west line of said Inlot 528 and along the west line of said Third & Lafayette tract, a distance of **31.75 feet** to a point;

Thence **South 81 degrees 50 minutes 20 seconds West**, along a line perpendicular to the previous course, a distance of **5.00 feet** to a point;

Thence **North 08 degrees 09 minutes 40 seconds West**, along a line perpendicular to the previous course, a distance of **32.00 feet** to a point;

Thence **North 81 degrees 50 minutes 20 seconds East**, along a line perpendicular to the previous course, a distance of **5.00 feet** to a point;

Thence **South 08 degrees 09 minutes 40 seconds East**, along a line perpendicular to the previous course, a distance of **0.25 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **0.004 acres** within the present road occupied.

Bearings described herein are based on the bearing of North 08 degrees 09 minutes 40 seconds West for the east right-of-way line for Third Street, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on August 8, 2018, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

SECTION 2. That a value of \$500.00, to be deposited in Fund 7748, Project P537650, for the encroachment easement has been established.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.