



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 0644-2009, **Version:** 1

BACKGROUND: This ordinance accepts a 3.515 acre tract of land previously held by the Columbus Urban Growth Corporation into the City Land Bank and managed in accordance with the policies and procedures of the Land Reutilization Program. The Land Bank will maintain and market the property for future redevelopment. The parcel is located within the West Edge Business Center.

FISCAL IMPACT: No funding is required for this legislation. The maintenance of the parcel will be provided by contracts managed by the Land Redevelopment Office.

EMERGENCY JUSTIFICATION: Emergency action is requested to place the property into the Columbus Land Bank as soon as possible in order to facilitate the maintenance and redevelopment of the same.

To authorize the acceptance of a 3.515 acre tract of land to be held in the Land Bank inventory and managed in accordance with the policies and procedures of the Land Reutilization Program; and to declare an emergency.

WHEREAS, the acceptance of a 3.515 acre tract of land which have been acquired pursuant to Section 5722.06 for this program and meets the Land Reutilization Program's Policies and Guiding Principles; and

WHEREAS, Columbus Urban Growth transferred the parcel to City of Columbus, this ordinance will accept the parcels into the Land Reutilization Program; and

WHEREAS, the property will be held in the Land Bank Program and managed in accordance with the Land Reutilization Program's policies and procedures; and

WHEREAS, under 5722.07 "fair market value" means the appraised value of the nonproductive land made with reference to such redevelopment and reutilization restrictions as may be imposed by the electing subdivision as a condition of sale or as may be otherwise applicable to such land; and

Whereas, the matter herein constitutes an emergency in that it is immediately necessary to place the properties into the Columbus Land Bank in order to facilitate the maintenance and redevelopment of the same, all for the immediate preservation of the public health, peace, property, safety, and welfare; **Now, Therefore;**

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

Section 1. That the City of Columbus hereby accepts the property described herein as:

Parcel numbers: 010-284122-80 and 010-284122-90

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Eaton's Farm (Plat Book 1, Page 68) in Virginia Military Survey No. 422, part of the Columbus Urban Growth Corporation tract (Instrument No. 200104190083400), part of Reserve "A" and all of Lot 1 of Wacker Place (Pint Book 14, Page 32), Recorder's Office, Franklin County, Ohio (all references made are of said Recorder's office, unless otherwise noted) and being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the north line of Renick Avenue (49.50) feet wide) with the

east line of Mt. Calvary Avenue (66 feet wide), at the southwest corner of said Reserve "A";

Thence, along the east line of said Mt. Calvary Avenue, part of the west line of said Reserve "A", N 11° 16' 00" W 164.08 feet to an iron pipe set at the southwest corner of the 0.080 Acre Right of Way Take as shown on the "West Edge Business Center" dedication and vacation plat (PB. 99, Pg. 60 and City of Columbus Ordinance No. 663-02);

Thence, along the south line of said 0.080 Acre tract, N 69° 03' 00" E, 291.34' to an iron pipe set at the southeast corner of said 0.080 Acre tract;

Thence, along the east line of said 0.080 Acre tract, N 20° 57' 00" W, 12.00 feet to an iron pipe found at the northeast corner of said 0.080 Acre tract, in the south line of Van Buren Drive (35 feet wide as established by D.B. 1208, Pg. 564, parcel 2);

Thence, along the south line of said Van Buren Drive, along an arc to the left, having a radius of 109.00 feet and a delta angle of 68° 34' 00", with a chord bearing and distance of N 34° 46' 00" E, 122.80 feet to an iron pipe found at the southwest corner of the 0.065 Acre Right of Way Take as shown on said "West Edge Business Center" plat;

Thence, along the south line of said 0.065 Acre tract, S 89° 31' 00" E, 12.00 feet to an iron pipe found at the southeast corner of said 0.065 Acre tract;

Thence, along the east line of said 0.065 Acre tract, N 00° 29' 00" E, 235.89 feet to an iron pipe set at the northeast corner of said 0.065 Acre tract, in the south line of Pierce Drive (35 feet wide as established by D.B. 1208, Pg. 564, parcel 3);

Thence, along the south line of said Pierce Drive, along an arc to the left, having a radius of 299.00 feet and a delta angle of 21° 57' 57", with a chord bearing and distance of N 85° 48' 58" E, 113.93 feet to an iron pipe found;

Thence, continuing along the south line of said Pierce Drive, N 74° 50' 00" E, 107.11 feet to a point in the west line of Souder Avenue vacated as shown on said "West Edge Business Center" plat;

Thence, along the west line of said vacated Souder Avenue, S 15° 10' 00", 187.42 feet (passing an iron pipe set for reference at 5.00 feet and concrete monument found at the northeast corner of said Lot 1) to an iron pin found at the southeast corner of said Lot 1, the northeast corner of Lot 2 of said Wacker Place and the southwest corner of said vacated Souder Avenue;

Thence, along the south line of said Lot 1, the north line of said Lot 2, S 70° 58' 04" W, 160.04 feet (passing an iron pipe set for reference at 157.04 feet) to the southwest corner of said Lot 1, the northwest corner of said Lot 2 and in the east line of said Reserve "A";

Thence, along the west line of said Lot 2, part of the east line of said Reserve "A" and the west lines of Lots 3, 4, & 6 of said Wacker Place, S 15° 08' 00" E, 252.33 feet to a concrete monument found at the southeast corner of said Reserve "A", the southwest corner of said Lot 6 and in the north line of said Renick Avenue;

Thence, along the south line of said Reserve 'A' and the north line of said Renick Avenue, S 70° 58' 00" W, 529.31 feet to the place of beginning CONTAINJNG 3.515 ACRES, subject however to all legal highways, leases, agreements, easements, restrictions of record and of records in the respective utility offices, The following description was prepared from an actual survey made by Myers Surveying Company, Inc. in May 2002 in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30" x 1" O.D. with an orange plastic cap inscribed "P.S. 6579". Basis of bearings is the center line of Mt. Calvary Avenue held as North 11° 16' 00" West as per Instrument No. 200104190083400.

Section 2. That Council hereby finds that the selection process utilized in this matter is in accordance with the Land Bank Acceptance Process created pursuant to the City's Land Reutilization Program and hereby approves the same.

Section 3. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.