



Legislation Details (With Text)

File #: 0718-2021 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 3/15/2021 **In control:** Public Service & Transportation Committee

On agenda: 4/5/2021 **Final action:** 4/9/2021

Title: 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)

Sponsors:

Indexes:

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
|-----------|------|-----------------------|-------------------------|--------|
| 4/9/2021 | 1 | CITY CLERK | Attest | |
| 4/8/2021 | 1 | MAYOR | Signed | |
| 4/5/2021 | 1 | COUNCIL PRESIDENT | Signed | |
| 4/5/2021 | 1 | Columbus City Council | Approved | Pass |
| 3/29/2021 | 1 | Columbus City Council | Read for the First Time | |

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 GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on February 1, 2019 as Instrument Number 201902010012920, **HC Retail 1, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on March 11, 2019 as Instrument Number 201903110027388, **Casto NA Residual, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on February 1, 2019 as Instrument Number 201902010012923, **Hamilton Crossing LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on February 1, 2019 as Instrument Number 201902010012924, **Hamilton Interchange Owners Association, Inc.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on September 20, 2018, as Instrument Number 201903280035348, **Albany Park Association, Inc.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on March 28, 2019 as Instrument Number 201809200127445, **Riverside Methodist Hospital, Inc, a.k.a. Riverside United Methodist Hospital, n.k.a. Ohiohealth Corporation**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on September 20, 2018 as Instrument Number 201809200127442, **Ohiohealth Corporation**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a ENTRY VESTING TITLE recorded in the Franklin County, Ohio, Recorder's Office, on January 9, 2020 as Instrument Number 202001090003806, **Estate of Robert J. Leonard**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on June 18, 2019 as Instrument Number 201906180072757, **Columbus State Community College, FKA Board Of Trustees, Columbus Technical Institute** deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on June 18, 2019 as Instrument Number 201906180072758, **Columbus State Community College, FKA Columbus State Community College District Board Of Trustees**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on June 18, 2019 as Instrument Number 201906180072755, **Columbus State Community College**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on March 18, 2019 as Instrument Number 201903180030590, **Canterbury Plaza Limited Partnership**, deeded property

to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on May 21, 2018 as Instrument Number 201805210067391, **OGGI Properties II, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a QUIT-CLAIM DEED recorded in the Franklin County, Ohio, Recorder's Office, on June 13, 2018 as Instrument Number 201806130078567, **OP Columbus Associates, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on June 9, 2016 as Instrument Number 201606090072987, **Henry Z. and Candis C. Schwarz**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on October 28, 2019 as Instrument Number 201910280142985, **Distribution Land Corp**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on November 12, 2020 as Instrument Number 20201120178643, **Arena District CA I, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a QUIT-CLAIM DEED recorded in the Franklin County, Ohio, Recorder's Office, on September 8, 2020 as Instrument Number 202009080133297, **CSX Transportation, Inc**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a QUIT-CLAIM DEED recorded in the Franklin County, Ohio, Recorder's Office, on November 24, 2020 as Instrument Number 202011240187690, **CHP Homeport Homes, LLC**, deeded property to the City of Columbus, to be used as road 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 GENERAL WARRANTY DEED from **HC Retail 1, LLC**, dedicates said property as road right-of-way and names such road right-of-way as DUBLIN-GRANVILLE ROAD.

SECTION 2. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Casto NA Residual, LLC**, dedicates said property as road right-of-way and names such road right-of-way as DUBLIN-GRANVILLE ROAD.

SECTION 3. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Hamilton Crossing LLC**, dedicates said property as road right-of-way and names such road right-of-way as DUBLIN-GRANVILLE ROAD.

SECTION 4. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Hamilton Interchange Owners Association, Inc**, dedicates said property as road right-of-way and names such road right-of-way as ALBANY PARK DRIVE.

SECTION 5. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Albany Park Association, Inc.**, dedicates said property as road right-of-way and

names such road right-of-way as ALBANY PARK DRIVE.

SECTION 6. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Riverside Methodist Hospital, Inc, a.k.a. Riverside United Methodist Hospital, n.k.a. Ohiohealth Corporation**, dedicates said property as road right-of-way and names such road right-of-way as THOMAS LANE.

SECTION 7. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Ohiohealth Corporation**, dedicates said property as road right-of-way and names such road right-of-way as THOMAS LANE.

SECTION 8. That the City of Columbus hereby accepts the property more fully described in the previously referenced ENTRY VESTING TITLE from **Estate of Robert J. Leonard**, dedicates said property as road right-of-way and names such road right-of-way as CLEVELAND AVENUE.

SECTION 9. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Columbus State Community College, FKA Board Of Trustees, Columbus Technical Institute**, dedicates said property as road right-of-way and names such road right-of-way as CLEVELAND AVENUE.

SECTION 10. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Columbus State Community College, FKA 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 11. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Columbus State Community College**, dedicates said property as road right-of-way and names such road right-of-way as CLEVELAND AVENUE.

SECTION 12. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Canterbury Plaza Limited Partnership**, dedicates said property as road right-of-way and names such road right-of-way as HEALTHY COMMUNITY WAY.

SECTION 13. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **OGGI Properties II, LLC**, dedicates said property as road right-of-way and names such road right-of-way as HEALTHY COMMUNITY WAY.

SECTION 14. That the City of Columbus hereby accepts the property more fully described in the previously referenced QUITCLAIM DEED from **OP Columbus Associates, LLC**, dedicates said property as road right-of-way and names such road right-of-way as HEALTHY COMMUNITY WAY.

SECTION 15. That the City of Columbus hereby accepts the property more fully described in the previously referenced WARRANTY DEED from **Henry Z. and Candis C. Schwarz**, dedicates said property as road right-of-way and names such road right-of-way as PARSONS AVENUE.

SECTION 16. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Distribution Land Corp**, dedicates said property as road right-of-way and names such road right-of-way as MORSE ROAD.

SECTION 17. That the City of Columbus hereby accepts the property more fully described in the previously referenced

GENERAL WARRANTY DEED from **Arena District CA I, LLC**, dedicates said property as road right-of-way and names such road right-of-way as JOHN H. McCONNELL BOULEVARD.

SECTION 18. That the City of Columbus hereby accepts the property more fully described in the previously referenced QUIT-CLAIM DEED from **CSX Transportation, Inc**, dedicates said property as road right-of-way and names such road right-of-way as HAYDEN RUN BOULEVARD.

SECTION 19. That the City of Columbus hereby accepts the property more fully described in the previously referenced QUIT-CLAIM DEED from **CHP Homeport Homes, LLC**, dedicates said property as road right-of-way and names such road right-of-way as OHIO AVENUE.

SECTION 20. That all of these properties shall be used for road right-of-way purposes.

SECTION 21. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.