



Legislation Text

File #: 1698-2017, Version: 1

1. BACKGROUND

OhioHealth Corporation, hereafter known as the “Developer”, is engaged in the future development of the design and construction of public infrastructure improvements in the vicinity of North Broadway and Olentangy River Road, hereafter known as the “Project”. The Developer requested the City transfer a 1.6256 acre tract, which is a portion of the State Route 315 (SR315) exit ramp 6C for northbound SR315 exiting to eastbound North Broadway right of way as described in Ohio Health-Ramp 6C Removal #3386 E project, in order to complete the Project. The City will not be adversely affected by the transfer of this right-of-way to the Developer. The City’s Departments of Public Service and Public Utilities reviewed and determined that transferring the right-of-way to the Developer for no monetary consideration is in the City’s best interest because of the City’s general support for the Project. This request was not sent to the Land Review Commission since real property is not being sold.

2. FISCAL IMPACT

Not applicable.

3. EMERGENCY DESIGNATION

Emergency action is requested so to not hinder the Project’s development, which will preserve the public peace, health, property, safety, and welfare.

To authorize the Director of the Department of Public Service to execute those documents, as approved by the City Attorney, needed to quit claim a 1.6256 acre tract of State Route 315 (SR315) exit ramp 6C right-of-way to the OhioHealth Corporation; to waive Land Review Commission requirements; and to declare an emergency. (\$0.00)

WHEREAS, OhioHealth Corporation, is engaged in the design and construction of public infrastructure improvements in the vicinity of North Broadway and Olentangy River Road; and

WHEREAS, the Developer requested the City transfer a 1.6256 acre tract of right-of-way, which is a portion of the State Route 315 (SR315) exit ramp 6C right-of-way, to the Developer as needed to perform the Project; and

WHEREAS, the City’s Departments of Public Service and Public Utilities reviewed and determined that the transferring the right-of-way to the Developer for no monetary consideration is in the City’s best interest, because of the City’s general support for the Project; and

WHEREAS, the right-of-way is being transferred for no money consideration and as such the transaction does not need to be reviewed by the Land Review Commission, and a waiver of Land Review Commission provisions is requested; and

WHEREAS, an emergency exists in the usual daily operations of the Department of Public Service in that it is immediately necessary to authorize the Director to quit claim grant the right-of-way to the Developer in order to prevent delay of the Project, which will preserve the public peace, property, health, welfare, and safety; **now, therefore:**

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

SECTION 1. That the director of the Department of Public Service is authorized to execute a quitclaim deed and other incidental instruments necessary to quit-claim grant the following described tract of right-of-way, hereafter known as the "Property" to the Developer, and its successors and assigns:

Right of Way Vacation

1.6256 Acres

Situated in the State of Ohio, Franklin County, City of Columbus, Quarter Township 2, Township 1, Range 18, United States Military District, Lot 12 of Plat of Rathbone as recorded in Deed Book 15, Page 256-1/2, being part of a tract known as Parcel 80-WL1 of Ohio Department of Transportation Plan FRA-315-4.77, said parcel 80-WL1 being in the name of the City of Columbus, as recorded in Deed Book 3678, Page 399 and being more particularly described as follows:

Commencing, for reference, at a magnail (set) at the intersection of the original centerline of North Broadway, the original centerline of Olentangy River Road and the southerly line of Lot 12 of said Plat of Rathbone; thence, leaving said centerline, along the southerly line of said Lot 12, South 85 degrees 39 minutes 47 seconds East, a distance of 427.14 feet to the northeasterly corner of a tract of land known as Parcel 81-WL of said FRA-315-4.77, in the name of the State of Ohio, as recorded in Deed Book 3403, Page 878, the northwesterly corner of a tract of land in the name of Canterbury Plaza Limited Partnership, an Ohio Limited Partnership, as recorded in Official Record 21604, Page A18, the southwesterly corner of a tract of land in the name of Riverside Methodist Hospital, as recorded in Deed Book 1394, Page 162 and Deed Book 3435, Page 662, said corner being on the southeasterly existing limited access right of way line of State Route 315 and also being the grantor's southeasterly corner; thence, leaving said lot line, along said existing limited access right of way line and the westerly line of said Riverside Methodist Hospital tract, North 67 degrees 19 minutes 21 seconds East, a distance of 7.24 feet to the Point of Beginning of the parcel herein described; Thence, clockwise along the following nine (9) courses;

Thence, leaving said existing limited access line and the westerly line of said Riverside Methodist Hospital tract, through the grantor's tract, North 04 degrees 19 minutes 42 seconds East, a distance of 85.30 feet to 5/8 inch by 30 inch rebar (set), with cap stamped "GPD";

Thence, North 49 degrees 19 minutes 42 seconds East, a distance of 332.39 feet to a 5/8 inch by 30 inch rebar (set), with cap stamped "GPD";

Thence, North 63 degrees 21 minutes 53 seconds East, a distance of 122.74 feet to a 5/8 inch by 30 inch rebar (set), with cap stamped "GPD";

Thence, North 86 degrees 00 minutes 27 seconds East, a distance of 193.37 feet to a 5/8 inch by 30 inch rebar (set), with cap stamped "GPD", on the grantor's northerly property line and the southerly property line of a tract known as Parcel 88-WL of said FRA-315-4.77 and being in the name of the State of Ohio, as recorded in Deed Book 3480, Page 584;

Thence, along said property line, South 85 degrees 06 minutes 45 seconds East, a distance of 139.90 feet to the grantor's northeasterly corner and the northwesterly corner of said Riverside Methodist Hospital tract, said corner being witnessed by a 1 inch pipe (found), with cap "Turner 6702" at a bearing of North 70 degrees 32 minutes 04 seconds West, and a distance of 0.73 feet;

Thence, leaving the southerly line of said Parcel 88-WL, along the westerly line of said Riverside Methodist Hospital tract, the southeasterly existing limited access right of way line of State Route 315 and the grantor's easterly line, South 73 degrees 30 minutes 47 seconds West, a distance of 222.77 feet to a 5/8 inch by 30 inch rebar (set), with cap stamped "GPD";

Thence, continuing along said existing limited access right of way line and the westerly line of said Riverside Methodist

Hospital tract, South 53 degrees 40 minutes 04 seconds West, a distance of 185.88 feet to a 1 inch iron pipe (found), with cap "Turner 6702";

Thence, continuing along said existing limited access right of way line and the westerly line of said Riverside Methodist Hospital tract, South 59 degrees 36 minutes 16 seconds West, a distance of 302.36 feet to a 5/8 inch by 30 inch rebar (set), with cap stamped "GPD";

Thence, continuing along said existing limited access right of way line and the westerly line of said Riverside Methodist Hospital tract, South 67 degrees 19 minutes 21 seconds West, a distance of 82.77 feet to the Point of Beginning, containing a total of 1.6256 acres. The above described area is within a tract that has not been assigned a Franklin County Auditor Permanent Parcel Number but is contiguous with Franklin County Auditor's Permanent Parcel Number 010-183740-00.

The bearings for this description are based on the bearing between Franklin County Engineer's Monuments "WICKLIFFE" and "W188RESET" being South 83 degrees 26 minutes 03 seconds East, as measured on Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011).

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a survey conducted in April, 2017.

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group
Steven L. Mullaney, P.S.
Professional Surveyor No. 7900

SECTION 2. That the Property is considered excess road right-of-way and the public rights to the Property terminate upon the Property's transfer to the Developer.

SECTION 3. That the Land Review Commission provisions of Columbus City Code, Section 328.01, are waived with regards to the Property's transfer to the Developer.

SECTION 4. That the City Attorney is required to pre-approve all document(s) executed by the City pursuant to this ordinance.

SECTION 5. That this ordinance, for the reasons stated in the preamble of this ordinance, which are fully incorporated for reference as if rewritten, is declared to be an emergency measure and is required take effect and be in force from and after its passage and approval by the Mayor or ten (10) days after its passage if the Mayor neither approves nor vetoes this ordinance.