



## Legislation Text

**File #: 2388-2018, Version: 1**

### **1. BACKGROUND**

The City of Columbus, Department of Public Service, received a request from Korda/Nemeth Engineering on behalf of the property owner, Pizzuti GM LLC, asking that the City allow encroachments into the public right-of-way for their project known as Grandview Mercantile Building located at the northwest corner of North High Street and West First Avenue. This project is a mixed use, five-story building with first floor retail, office space on the upper floors and a lower level parking garage. The encroachments will consist of a limestone cornice and a number of canopies 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 right-of-way. Installation of these building elements will enhance the building and fit into the architectural desire. A value of \$500.00 was established for the encroachment easements.

### **2. FISCAL IMPACT**

The City will receive a total of \$500.00, to be deposited in Fund 7748, Project P537650, for granting the requested encroachments.

To authorize the Director of the Department of Public Service to execute those documents necessary for the City to grant encroachments within the public right-of-way to Pizzuti GM LLC for their Grandview Mercantile Building project. (\$0.00)

**WHEREAS**, the City of Columbus, Department of Public Service, received a request from Korda/Nemeth Engineering on behalf of the property owner, Pizzuti GM LLC, asking that the City allow encroachments into the public right-of-way for their project known as Grandview Mercantile Building located at the northwest corner of North High Street and West First Avenue; and

**WHEREAS**, this project is a mixed use, five-story building with first floor retail, office space on the upper floors and a lower level parking garage. The encroachments will consist of a limestone cornice and a number of canopies that will protrude into the public right-of-way as described below and shown on the attached exhibits; and

**WHEREAS**, 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 right-of-way. Installation of these building elements will enhance the building and fit into the architectural desire; and

**WHEREAS**, a value of \$500.00 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 is authorized to execute those documents necessary for the City to grant these encroachments to legally allow them to extend into the public right-of-way. Installation of these building elements will enhance the building and fit into the architectural desire and are described below and depicted on the attached exhibit; to-wit:

**ENCROACHMENT EASEMENT 0.024 ACRE  
From elevation 766.00' to 775.00' (NAVD88) (Geoid 12B)**

Situated in the State of Ohio, Franklin County, City of Columbus, Section 5, Township 5, Range 22, Refugee Lands and being part of Lots 1 through 4 in Amended Plat of R. & M. Davis Subdivision of Lot No.1 of Joseph Starr's Subdivision by his Administrator (Plat Book 2, Page 314) and also being part of right of way of First Avenue as appropriated to the City of Columbus by Franklin County Probate Judgement Entry on file in Complete Record 7, Page 263 and those portions of High Street as conveyed to the City of Columbus by deeds of record in Deed Book 583, Pages 288, 292, 311 & 316 and being more particularly described as follows:

**Beginning** at the intersection of the current northerly line of First Avenue (70 feet wide) with the current westerly line of High Street (86 feet wide);

Thence along the current westerly line of High Street and the easterly line of a tract of land conveyed to Meccs Store LLC by deed of record in Instrument No.200205200125044, **North 08° 15' 38" West** for a distance of **135.23 feet** to a point, said point being the northeasterly corner of said Meccs Stores LLC tract, the southeasterly corner of a tract of land conveyed to Generation Rentals LTD by deed of record in Instrument No.200701180010150, and in the common line between Lot 3 and Lot 4 of said Amended Plat of R. & M. Davis Subdivision of Lot No.1 of Joseph Starr's Subdivision by his Administrator;

Thence **North 81° 44' 22" East** for a distance of **4.00 feet** to a point;

Thence parallel to and 4.00 feet distant from the westerly line of High Street **South 08° 15' 38" East** for a distance of **140.16 feet** to a point;

Thence parallel to and 4.00 feet distant from the northerly line of First Avenue **North 86° 26' 18" West** for a distance of **130.53 feet** to a point;

Thence **North 03° 33' 42" East** for a distance of **4.00 feet** to a point in the current northerly line of First Avenue and in the southerly line of said Meccs Store LLC tract;

Thence along the current northerly line of First Avenue and the southerly line of said Meccs Store LLC **South 86° 26' 18" East** for a distance of **125.61 feet** to the **Point of Beginning** and containing **0.024 acres (1063.05 Sq. Ft.)**, more or less, and being subject to all other legal easements, agreements, and rights-of-way of record.

The above described area shall encompass the canopy and cornice for the building located at the northwesterly corner of First Avenue and High Street. The vertical limits are specifically identified as being from elevation 766.00' to 775.00'. The existing sidewalk elevation below these items is 756.50'.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed in September 2017.

The horizontal bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, North American Datum of 1983 (NSRS 2007 adjustment) with the westerly line of High Street being S 08°15'38" E. The vertical elevations shown are based on NAVD88 (Geoid 12B).

**SECTION 2.** The the City will receive \$500.00 for granting the requested encroachments, to be deposited in Fund 7748, Project P537650.

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