

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	River Crest VIII Subdivision-Variance for Street Widths, Right of Way Widths, Cul-de-Sac Length and Sidewalk
AGENDA SUMMARY:	Approval is requested for granting a variance to Section 7.8.3(C) and Section 7.8.1 of the Unified Development Ordinance (UDO) excusing the requirements for Design Standards for Streets, Minimum Right-of-Way Width, Local Residential Streets 60 feet and Street Improvements Minimum Width of Roadway for Curb and Gutter Streets Local Residential Street 31 feet back-to-back of curb, 7.8.3.H.1 Cul-de-Sac length to be 750 ft. and 7.10.1 requiring sidewalk installation. The City would accept the new public streets and infrastructure for maintenance.
INITIATED BY:	Department of Engineering

Recommendation: Approval is requested for granting a variance to Section 7.8.3 (C) and Section 7.8.1 of the Unified Development Ordinance (UDO) excusing the requirements for Design Standards for Streets, Minimum Right-of-Way Width Local Residential Streets 60 feet and Street Improvements Minimum Width of Roadway for Curb and Gutter Streets Local Residential Street 31 feet back to back of curb in order to extend existing streets with a 50 feet Right of Way and minimum width of 24 feet face to face of curb. Also, granting variances TO 7.8.3.H.1 to allow the construction of a Cul-de-Sac Street of 900 linear feet and 7.10.1 to eliminate the construction of sidewalk.

Background: The design of River Crest Section One began in 1990 before the adoption of the UDO and the developer was allowed to construct streets widths and right-of way that do not meet the current standards. Since the development was started over ten years ago and has changed developers, the development should meet current standards as required in the Unified Development Ordinance.

Analysis: The new Developer is requesting a variance to extend the proposed streets matching the existing streets and right-of ways. The concern of staff is, with only one entrance/exit and a narrower street, it will make it even more difficult for Public Safety and residents to negotiate the streets in the event of an emergency. It is recommended if the 50 feet right of way is approved that a 5 ft. utility easement be provided in the front building set back area for utility installation. The slopes on the proposed right-of-way and lots limits the ability to construct sidewalk that meet ADA standards.

Financial Considerations: The City would accept the new public streets and infrastructure for maintenance.

Legal Considerations: Council has the authority to grant variances to Design Standards.

Recommendation/Action: Approval is requested for granting a variance to Section 7.8.3(C) and Section 7.8.1 of the Unified Development Ordinance (UDO) excusing the requirements for Design Standards for Streets Minimum Right-of-Way Width Local Residential Streets 60 feet and Street Improvements Minimum Width of Roadway for Curb and Gutter Streets, Local Residential, Street 31 feet back to back of curb in order to extend existing streets with a 50 feet Right of Way and minimum width of 24 feet face to face of curb. Also, granting variances to 7.8.3.H.1 to allow the construction of a Cul-de-Sac Street of 900 linear feet and 7.10.1 to eliminate the construction of sidewalk.

A RESOLUTION

236 NO.

A RESOLUTION OF THE COUNCIL OF COLUMBUS, GEORGIA, GRANTING A VARIANCE REQUEST FOR RIVER CREST VIII SUBDIVISION MADE PURSUANT TO SECTIONS 7.8.3.C, 7.8.3.H.1, 7.8.1 AND 7.10.1 OF THE UNIFIED DEVELOPMENT ORDINANCES (UDO) OF COLUMBUS, GEORGIA.

WHEREAS, the existing streets in the River Crest Subdivision were constructed with a 50 ft right of way and 24 ft street width measured face-to-face of curb; and,

WHEREAS, the new owners/developers of the subdivision have submitted a variance request for Sections 7.8.3 (C) and 7.8.H.1, 7.8.1 and 7.10.1 of the UDO which requires new streets to have 60 feet right of ways and 31 feet street widths measured back-to-back of curb, cul-de-sac length not to exceed 750 ft., sidewalk; and,

WHEREAS, the developers/owners have agreed to offset the difference in right of way with an additional 5 ft utility easement in the front building setback area.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF COLUMBUS, GEORGIA, AS FOLLOWS:

The request for variances to the UDO are hereby authorized to reduce the street width from 31 ft to 24 ft face-to-face of curb, the right of way width from 60 ft to 50 ft with a 5’ utility easement provided in the front building setback, the cul-de-sac length to be 900 linear ft. and elimination of the requirement to construct sidewalk.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____ December 2022 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. “Skip” Henderson, Mayor