

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Variance for Wasserman Group, LLC for Subdivision located off 2045 Old Guard Road
AGENDA SUMMARY:	Approval is requested for granting a variance to the Unified Development Ordinance (UDO) excusing the requirement to Section 7.4.2 Allowing private streets in residential areas; Section 7.8.3 Specifying a minimum turn radius for streets and Section 7.8.4 Establishing the minimum street widths
INITIATED BY:	Department of Engineering

Recommendation: Approval is requested for granting variances to Section 7.4.2 Required Improvements; Private Streets, Section 7.8.3 Design Standards for Streets and Section 7.8.4 Street Improvements of the Unified Development Ordinance (UDO) excusing the requirements.

Background: The owner, The Wasserman Group, LLC, of the property at 2045 Old Guard Road has requested three variances to the Unified Development Ordinance (UDO). They plan to develop a gated 55+ community with permanent staff on site. The lots and roads will be privately owned and maintained.

Analysis: The lots will be leased to individuals with deed restrictions. The owner/developer is requesting roads that are 28 ft. width with rolled curb and gutter. The lanes will be 12 ft wide. The City standard is 31 ft. back- to -back of curb with 13 ft. lanes. They are also requesting the ability to use shorter curve radii with a minimum distance of 66 ft. The City standard for local residential street is 270 ft.

Financial Considerations: The City will have no financial obligations for the project.

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

Recommendation/Action: Approval is requested for granting variances to Section 7.4.2 Required Improvements; Private Streets, Section 7.8.3 Design Standards for Streets and Section 7.8.4 Street Improvements of the Unified Development Ordinance (UDO) excusing the requirements.