

DEVIATION STATUS					
Waivers	Article	Description	Status	Approval Date	Conditions / Comments
Rezoning	Rezoning	Elementary school reservation waiver	Approved	2/15/2011 (PC)	-
#1	3	Request for SD1/T5 mismatch along Lacy Road	Approved	4/22/2011	The principal setback for SD1 shall be 7-17 feet. The 7 foot minimum is due to the extra sidewalk and clear zone along the south and east side of AV-96-56 as was discussed and agreed upon by Chris Armstrong. The T5 principal front setback is to remain at 2-12 feet. This condition makes SD1 more consistent with the character of T5.
#2	3	Plaza #12 20% frontage reduction.	In Amendment 1: Plaza 12 removed from new plan	4/22/2011	Plaza is meant to serve the employees and guests within the SD1, as well as there is a passage. Staff feels there is access to this space despite the required thoroughfare frontage.
#3	3	Request for SD1/T5 mismatch along Greenmarket Place and Cheryl Pkwy	Amendment 1 Request	2/29/2012	The principal front setback of SD1 in Block 5 and portion of block opposite T5 in Block 8 shall be 3' - 16'. This condition makes SD1 more consistent with the character of T5, which has a principal front setback of 2' - 12'.
#4	3	Civic Space 11 Reduced Perimeter Thoroughfare Frontage	Amendment 1 Revision 2 Request	12/7/2012	Waiver is granted per section 3.5.3(iv), which allows a reduced thoroughfare frontage perimeter where natural features or occurrences (edge conditions, linear greenways) or where civic space utilized to provide portion of a neighborhood bicycle trail network. Civic Space #11 is adjacent to wetland and bicycle trail network runs through civic space.
#5	3	Block 22 block perimeter	Amendment 2 Request	6/4/2013	3.7.1e of Chapter 23 allows block perimeter at the edge of the Community Unit to exceed the maximum by up to 10% by Administrative Waiver. Block 22, which consists of both T4 and T5, exceeds the allowed perimeter by 41 linear feet. 10% of the max allowed (2050'), is 205 feet. Block 22 lies at the edge of the Community Unit, is adjacent to some existing single-family residences and includes T4 and T5 land. Block perimeter is approved at 2,091 feet.
#6	3	Pavement width for RA-24-24 in block 23	Amendment 2 Request	6/4/2013	Pavement width for RA-24-24 in block 23 is approved to be 18 feet in width; right-of-way width is to remain at the required 24 feet width as required by Table 4 of Chapter 23.

#7	3	Lot width for Lots 24, 25 and 33	Amendment 2 Request	6/4/2013	Lots 24, 25 and 33 of the Third Addition to Nine Springs Plat are allowed to exceed the maximum lot width of 60 feet, up to the width provided in the Third Addition Plat dated May 21, 2013. Per section 5.6.4(b) of Chapter 23 these lots are within the necessary requirements.
#8	3	Block 28 block perimeter	Amendment 4 Request	6/11/2015	3.7.1E of Ch. 23 allows block perimeter at the edge of the community unit to exceed the maximum by up to 10% by Admin Waiver. Block 28, which consists of T5, exceeds the allowed perimeter by 18 linear feet. Block 28 lies adjacent to the rail line and environmental area to the north. 10% of the max allowed (2050') is 205 feet. This proposed block perimeter lies within this allowable range.

Approvals		Description	Status	Approval Date	Conditions / Comments
#1	3	Neighborhood Park Special District	Withdrawn	2/21/2011	Withdrawn as of March 4, 2011. Article 3 plan changed Civic Space 11 from Neighborhood Park Special District to Neighborhood Park. No Administrative Approval is needed for Neighborhood Park.
#2	3	Conservancy - CS#14 acreage minimum	Approved: Numbered 13 on Amendment 1	2/21/2011	Civic Space #14, Conservancy, is adjacent to the wetland and the Conservancy space and wetland complement each other. Please be aware that the required amenities for this Conservancy space will be determined by the City at a later date.
#3	3	Neighborhood Park #18 T5 permit	In Admendment 1: Plan change	2/21/2011	Civic Space #18 is an edge condition. The dominant urbanism around Civic Space #18 is T1 and also borders T4. Please be aware that the required amenities for this Neighborhood Park space will be determined by the City at a later date.
#4	3	Cul-de-sac request at exit ramp	In Amendment 1: Underpass provided on new plan	2/21/2011	Plan Commission approved on 3/15/2011. Cul-de-sac is only to be used if the underpass is not approved or not determined to be feasible.
#5		Conservancy acreage minimum	Amendment 1 Request	2/29/2012	Civic Space #18, Conservancy, is adjacent to the wetland. The Conservancy and wetland should complement each other. Please be aware that the required amenities for this conservancy space will be determined by the City at a later date.
#6	3	Block perimeter reduced by Passages in SD1	Amendment 1 Request	2/29/2012	Block perimeter at the edge of the development adjacent to environmental corridor uses passages to accommodate block structure. As development progresses and end users are identified, blocks shall be refined to provide the required block structure but bring the passage reduction for the community unit into compliance to not exceed 20% of each Transect Zone. There may be opportunities to term some passages as civic space and obtain a waiver for edge condition as the southerly SD1 areas are refined and replatted.
#7	3	Block 23 RA-24-24 use in T4	Amendment 2 Request	6/4/2013	Block 23 contains T4 and T5 lands. A rear alley is required to serve the T5 land. RA-24-24 is allowed in block 23 where the T4 abuts T5, per Table 2d and Table 4 of Chapter 23.