

LIST OF VARIANCES
to
CHAPTER XVIII - FORM-BASED CODE
for
RIDGEWALK PARKWAY MIXED-USE (YMCA TRACT)

Date: January 3, 2018

Proposed Transect Districts: T5 Urban Center (T5) for Outlots #1 - #3; T4 General Urban (T4) for Townhouses

Zoning: NC-TCT - New Community Town Center (with Gateway Overlay District)

T4 Private Frontage Designation: Common Lawn

T5 Private Frontage Designation: To Be Determined During Design

T4 Thoroughfare Assembly: ST-46-24, Modified; B-Grid

T5 Thoroughfare Assembly: DR-50-28, Modified; A-Grid

T4 Public Frontage Designation: To Be Determined During Design

T5 Public Frontage Designation: To Be Determined During Design

Civic Spaces Designations: Green (T5) & Playground (T4)

ARTICLE 2 - NEW COMMUNITY PLANS

NO.	CODE SECTION	CODE REQUIREMENT	COMMENT / EXPLANATION
V1	18.104.1	Transect District designations	Request to amend the T4 & T5 designations to allow our proposed project as generally depicted on the Site Plan
V2	18.205.1	Block perimeter sizes	Can Block 3 perimeter length variance can be granted administratively (via Section 18.205.3) due to adjacency to Cemetery & ERB Safety?
V3	18.205.2	Maximum block face length of 400 L.F.	Request to allow block lengths as generally depicted on the Site Plan
V4	18.205.4	Alley requirement for rear access	Request to allow all lots to be front-access
V5	18.206.1	Allowable lot widths	Duplication of V6

ARTICLE 4 - SUBDIVISION & ZONING

NO.	CODE SECTION	CODE REQUIREMENT	COMMENT / EXPLANATION
V6	18.405.1.a	Maximum allowable lot width per Table 12	Request to vary from the maximum allowable lot widths due to site geometry and thoroughfare placement due to existing median opening
V7	18.405.1.b	Side setback per Table 11	Request to allow side setbacks for townhouse end units to be 12' maximum
V8	18.405.1.f	Setbacks for principal buildings	Duplication of V7
V9	18.406.1.a	Private Frontages shall comply with Table 5	Request for all townhouse private frontages to allow driveways; request for secondary private frontages to also allow transformers, utility pedestals, meters, etc.
V10	18.406.1.c	15% glazing on all sides of building	Request only principal front 2nd floor and rear elevations comply due to garage doors and side elevation constraints of an attached product / building
V11	18.406.1.h	Equipment locations	Request for all townhouse secondary private frontages to allow transformers, utility pedestals, meters, etc.; duplication of V9
V12	18.409.1.c	Unmasked parking locations	Request to allow unmasked parking for all buildings on B-Grid streets, regardless of proximity to A-Grid thoroughfares
V13	18.409.3.a	Garage location	Request to allow garages to be located in the second layer, due to front-entry product
V14	18.409.3.b	Driveway width	Request to change maximum townhouse driveway width from 10' to 20' due to inadequate maneuvering room in first layer due to 18' maximum principal front setback
V15	18.411.6.d	Monument sign setback	Request to reduce setback from 30' to 5' due to irregular right-of-way configurations at main project entrance
V16	18.412.3.h	Maximum of two materials allowed for façades	Request to allow an unlimited number of façade materials, to encourage maximum design flexibility
V17	18.413.1.c	Frontage fence height and location	Request to allow private lot line fences (60" - 72" height) for rear yards of townhouses along secondary frontages in lieu of frontage fences
V18	18.413.3.b	Frontage fence height	Duplication of V17

ARTICLE 6 - PUBLIC REALM

NO.	CODE SECTION	CODE REQUIREMENT	COMMENT / EXPLANATION
V19	18.602.2	Thoroughfare terminations at intersections	Request to allow one (1) thoroughfare to terminate at a dead-end in lieu of an intersection, as generally depicted on the Site Plan
V20	18.602.3	Thoroughfare assemblies	Request for on-street parking to be 90-degree or parallel, and to not be continuous, as generally depicted on the Site Plan and by the typical cross-sections
V21	18.602.5.e.3	Tree spacing requirements	Request to be allowed to vary from the planting spacing requirements due to the presence of driveways and utilities

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