



VIII. CLUSTER DEVELOPMENTS

The purpose of a Cluster Development Plan shall be to authorize the use of residential density standards in substitution for minimum lot size standards for residential uses. A Cluster Development Plan shall be required inside the City limits whenever the property owner seeks authorization to have subsequent development applications reviewed under residential density standards in lieu of minimum lot size standards.

Approval of an application for a Cluster Development Plan must be obtained before an application for approval of a master subdivision plat or a preliminary subdivision plat covering any property that was included in the Cluster Development Plan may be submitted.

The application for a Cluster Development Plan may be accompanied by an application for approval of a master subdivision plat or a preliminary subdivision plan. The application for the Cluster Development Plan shall be decided first.

For a Cluster Development Plan, the applicant must submit a General Layout Plan and an Amenities Plan.

The Planning and Zoning Commission shall approve, conditionally approve, or deny a Cluster Development. Please refer to the plat submittal schedule for submittal deadlines.

The following factors shall be considered in taking action on the Cluster Development Plan application:

- (1) The Cluster Development Plan meets the standards for residential density as outlined in the following in relation to each zoning district.

Gross Density for Residential Areas of Dwelling Units Per Acre Permitted in Cluster Development by Base Zoning District

<u>Zoning District</u>	<u>Average Net Density</u>
RE	1.3
SR-15	1.9
SR-12	2.3
R-1	3.2
R-2	4.0
R-3	4.7
R-4	5.6
Townhome	9.4

NOTE: The above densities are based on gross density for residential areas as defined in Chapter 5 of the UDC.

- (2) The Cluster Development Plan is consistent with other zoning district regulations, except minimum lot size, width and depth.
- (3) The Cluster Development Plan contains sufficient buffering to assure compatibility with adjacent uses and the character of the neighborhood.
- (4) The Cluster Development Plan provides open space or amenities to the development that could not be achieved through application of minimum lot size standards. Open space and amenities do not include any land dedicated to the City under the park land dedication requirement.

The Planning and Zoning Commission, or the Council on appeal, may impose such conditions on approval of the Cluster Development Plan as are necessary to assure compatibility with adjoining uses and neighborhood character.

The applicant or other interested person may appeal the decision of the Planning and Zoning Commission to the City Council in accordance with Chapter 1, Article 3, Division 1 of the UDC.

Expiration. If a preliminary subdivision plat has not been approved for land subject to the Cluster Development Plan within one (1) year from the date of approval, the Plan shall lapse and no application for plat approval, or application for approval of a Cluster Development Plan on another phase of the development shall be accepted for filing thereafter, unless the Cluster Development Plan is reinstated.

Extension and Reinstatement. The Planning and Zoning Commission may extend the time of expiration for or reinstate a Cluster Development Plan for a period not to exceed one year, in accordance with the procedures in Article 3, Division 5 of this Chapter 1.

Example of Cluster Development and Traditional Development.



Traditional Development



Cluster Development

The applicant for a Cluster Development Plan must submit a detailed letter explaining how the cluster development satisfies the following criteria:

1. The Cluster Development Plan meets the standards for residential density as outlined in the following in relation to each zoning district:

Gross Density for Residential Areas of Dwelling Units per Acre Permitted in Cluster Development by Base Zoning District

*based on definitions in Chapter 5 of the UDC.

<u>Zoning District</u>	<u>Average Net Density</u>
RE	1.3
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2. The Cluster Development Plan is consistent with other zoning district regulations, except minimum lot size, width and depth.
3. The Cluster Development Plan contains sufficient buffering to assure compatibility with adjacent uses and the character of the neighborhood.
4. The Cluster Development Plan provides open space or amenities to the development that could not be achieved through application of minimum lot size standards.

Fees

0 to <25 acres: \$400.00	25 to <50 acres: \$450.00	50 to <75 acres:
\$500.00		
75 to <100 acres: \$550.00	100 acres and above: \$600.00	