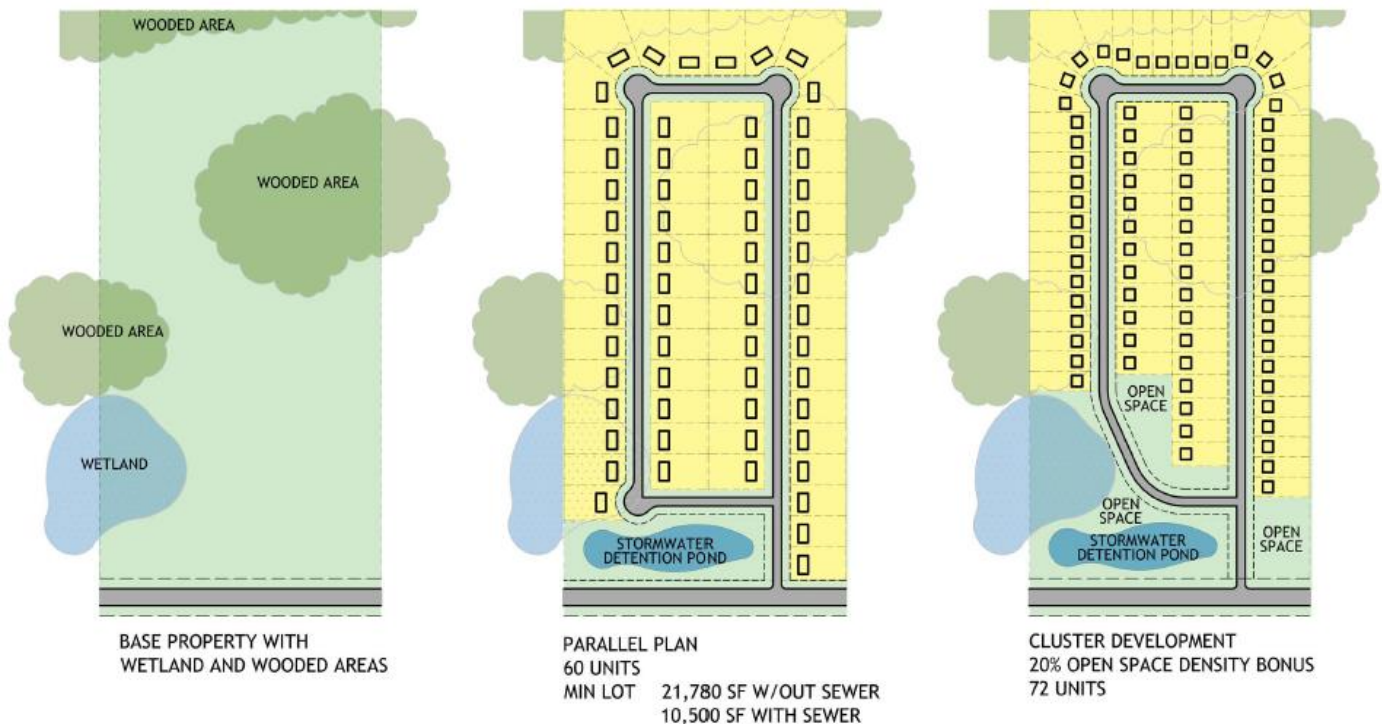


What is a One-Family Cluster Development?

The One-Family Cluster Development, sometimes referred to simply as “Cluster Development”, is a development option that is an alternative to a traditional one-family detached home subdivision layout. The One-Family Cluster option allows for condensed lot sizes and smaller homes that are more closely grouped so that the remaining land on the site can be preserved as open space. The One-Family Cluster Development Option is authorized by Section 10.04 of the City of Troy’s Zoning Ordinance, and is intended to:

- Assure the permanent preservation of open space and other natural features.
- Allow innovation and greater flexibility in the design of residential developments.
- Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner.
- Ensure compatibility of design and use between neighboring properties.
- Encourage a less sprawling form of development that improves the walkability and pedestrian friendliness of the neighborhood.
- Allow for innovative land development where the normal development approach would otherwise be unnecessarily restrictive or contrary to other City goals such as walkability, preservation of open green space, and the provision of more diverse housing options.

Below is an example of a One-Family Cluster Development Plan compared to a typically required development plan:





500 West Big Beaver
Troy, MI 48084
troymi.gov

Key Components of One-Family Cluster Development Option

- A One-Family Cluster Development must maintain a minimum of twenty percent (20%) of the gross area of the site as dedicated, common open space. The dedicated open space must be set aside by the developer through a permanent and legally-binding document. The proposed open space shall provide at least one (1) of the following open space benefits:
 - Significant natural features
 - Recreation facilities
 - Preservation of common open space or creation of natural features
- The open space restrictions shall prohibit uses or activities that negatively affect the dedicated open space, including the following:
 - Dumping or storing of any material or refuse.
 - Activity that may cause risk of soil erosion or threaten any living plant material.
 - Cutting or removal of live plant material except for removal of dying vegetation.
 - Use of motorized off-road vehicles.
 - Cutting, filling or removal of vegetation from wetland areas.
 - Use of pesticides, herbicides or fertilizers within any wetlands area.
- A variable density bonus may be allowed at the discretion of City Council, based on a recommendation from Planning Commission. In order to earn a density bonus, applicants must do the following:
 - Applicants must have meet the minimum of 20% open space before any density bonuses are considered. For every additional percentage of open space above the minimum 20%, a commensurate percentage of housing density may be granted.
 - Provide a diverse variety of housing types, or provide a type of housing that is desired, but not currently offered in the city. The following requirements shall be met for the bonus units in excess of the base number of allowable units:
 - Maximum home square footage shall not exceed 1,500 square-feet
 - Master first floor bedroom and bathroom shall be provided
 - Utilize sustainable design best-practices including, but not limited to green infrastructure, storm water management best-practices, and green building design.

Benefits of the One-Family Cluster Development Option

- Decreased risk of flooding and erosion from storm water because of protected open space
- Less infrastructure to build—fewer roads, sewers, and utility lines
- Higher density leads to more efficiency for services such as public transit, increased bicycle usage, and encouragement of pedestrians
- Extra open space leaves room for parks, trails, and community-supported agriculture



500 West Big Beaver
Troy, MI 48084
troymi.gov

Single-Family Cluster Development Approval Requirements

- The applicant must demonstrate to City Council/Planning Commission that the use of the One-Family Cluster Development option will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, including:
 - Long-term protection and preservation of natural resources, natural features, and open space of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.
 - Innovative and creative site design through flexibility in the siting of dwellings and other development features that would otherwise be unfeasible or unlikely to be achieved absent these regulations.
 - Appropriate buffer and/or land use transitions between the One-Family Cluster Development and surrounding properties. As well as a compatible mixture of open space, landscaped areas, and/or pedestrian amenities.
 - Sustainable design features and techniques, such as green building, storm water management best practices, and low impact design, which will promote and encourage energy conservation and sustainable development.
 - A means for owning common open space and for protecting it from development in perpetuity.
 - The cluster development shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services must be provided and accommodated without an unreasonable additional public burden.
 - The architectural form and size must be complementary to those of nearby properties and the building materials must be of high, durable quality.
- In reviewing any application for a One-Family Cluster Development, the Planning Commission is required to identify and evaluate all factors relevant to the application, and shall report its findings in full, along with its recommendations for its decision on the application to the City Council.
- All One-Family Cluster Development proposals are required to include public notice to property owners within 300 feet of the proposed development, as well as public hearings at both the Planning Commission and City Council meetings where this topic is being acted upon.