

8. CLUSTER DEVELOPMENT PLAN

a. Introduction

A Cluster Development Plan (CDP) is a practice of “Low Impact Development” that allows for the concentration of single family homes on a portion of the site, while leaving the remainder of the site for common, shared, usable open space, recreation and/or agriculture for the enjoyment of residents. A CDP generally groups single-family homes closer together on smaller parcels of land and redefines traditional subdivision regulations such as road frontages, lot sizes, and setback requirements.

The purpose of a CDP shall be to authorize the use of residential density standards in substitution for minimum lot size standards for residential uses. A CDP 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 CDP must be obtained before an application for a subdivision plat covering any property that was included in the Cluster Development Plan may be submitted.

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

For a CDP, the applicant must submit a General Layout Plan and an Amenities Plan. The Planning and Zoning Commission shall approve, conditionally approve, or deny a CDP.



Example of a “Traditional Development” verses a “Cluster Development.”

The following factors shall be considered in taking action on the CDP application. Additionally, the applicant for a CDP must submit a detailed letter explaining how the CDP satisfies the below criteria:

1. Cluster Development Plan meets the standards for residential density as 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

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

- The CDP is consistent with other zoning district regulations except minimum lot size, width, and depth.
- The CDP contains sufficient buffering to assure compatibility with adjacent uses and the character of the neighborhood.
- The CDP 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 parkland dedication requirement.

b. Approval Process

The Unified Development Code provides a process for the CDP process.

Cluster Development Plans follow the approval procedure as follows:

1. Meet with City Staff

Prior to submitting for a CDP, the applicant should meet with the Planning Department to discuss the planned development process, zoning districts, and development options for the property.

2. Submittal of the Application for a CDP

The applicant or property owner should submit all items as listed on the Cluster Development Plan Submittal Checklist provided with the Universal Application.

3. Review of Application by City Staff

The Planning Department will process the proposed CDP application. Staff may contact the applicant or owner for additional information during the review period as

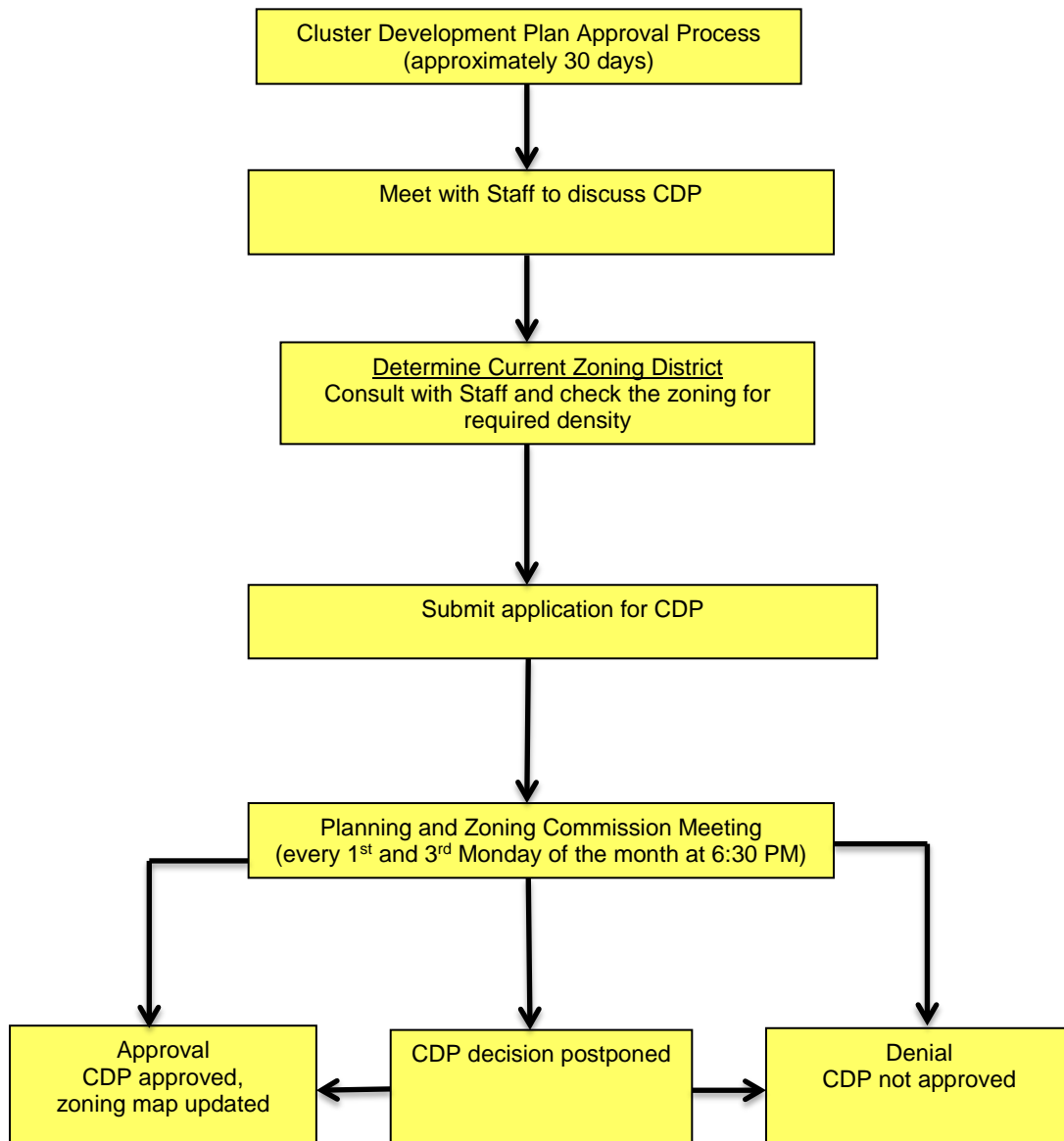


well as throughout the entire process.

4. Planning and Zoning Commission Meeting

The Planning and Zoning Commission will hold a regular meeting to vote on the proposed CDP request. The plan may be approved, denied, or approved with conditions.

c. **Flow Chart**





d. **Criteria for Approval**

The Planning and Zoning Commission, or the City Council on appeal, shall apply the following factors in taking action on the Cluster Development Plan application:

1. The CDP meets the standards for residential density as outlined in relation to each zoning district.
2. The CDP is consistent with other zoning district regulations, except minimum lot size, width and depth.
3. The CDP contains sufficient buffering to assure compatibility with adjacent uses and the character of the neighborhood.
4. The CDP provides open space or amenities to the development that could not be achieved through application of minimum lot size standards. As referred to herein, open space and amenities do not include any land dedicated to the City under the parkland dedication requirement in Chapter 3, Article 2, Division 10.

e. **Conditions for Approval**

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

f. **Expiration**

If a preliminary subdivision plat has not been approved for land subject to the CDP 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 CDP on another phase of the development shall be accepted for filing thereafter, unless the CDP is reinstated.

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

g. **Checklist**

Please note that this checklist is intended to assist applicants, design professionals and developers in the preparation of submittals for review by the Development Review Committee, and is generally what is required to facilitate to review of the proposed **Cluster Development Plan (CDP)**. Submittal of a complete application will facilitate a timely review. Please note that incomplete applications may delay the Planning and Zoning Commission meeting date.

The following items are to be submitted with the application:

- Universal Application and Checklist filled out completely and signed by the owner of the property to be considered for the CDP.



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- CD including all documents submitted with the CDP application.
 - If the applicant is the designated agent, the application shall include an “Owner Authorization Letter,” authorizing the agent to file the application on his behalf.
Section 1.2.1.1 (a) of the Unified Development Code (UDC).
 - Metes and bounds description (survey or plat of the property that provides or contains the metes and bounds description).
 - Parcel map, printed from the City of Pearland website, clearly indicating the location and boundaries of the subject property.
 - A deed or contract on the property or similar document indicating ownership.
 - Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
 - A Letter of Intent explaining the CDP request in detail and specifying the following. Please also illustrate the following on the required site plan, landscape plan and amenity plan:
 - Project Name
 - Provide detailed information on how the proposal meets each of the following criteria for approval of a CDP:
 - The CDP meets the standards for residential density as outlined in the zoning district.
 - The CDP is consistent with other zoning district regulations, except lot size, width and depth.
 - The CDP contains sufficient buffering to assure compatibility with adjacent uses and the character of the neighborhood.
 - Site development plan that depicts the following:
 - Site plans shall be drawn on a sheet size of 24 inches by 36 inches and shall be drawn to a scale no smaller than 1 inch = 60 feet.
 - Illustrate and label the phasing boundaries, if phasing is proposed
 - Estimated time of completion of project by phase
 - Proposed layout of the subject property
 - Parking (including garages and surface parking spaces)
 - Landscape plan
 - Detention ponds
 - Fences
 - Amenities
 - Any other relevant information



- Delineate flood zones, floodways, environmentally sensitive areas or other unique characteristics of the property.
- Provide a Zoning Table indicating the following:
 - Existing Zoning
 - Total Site Area in Acres
 - Proposed Lot Width
 - Proposed Lot Depth
 - Proposed Density
 - Number of Proposed Residential Lots
- An Amenity Plan that shows proposed amenities following criteria:
 - Amenity plan shall be drawn on a sheet size of 24 inches by 36 inches and shall be drawn to a scale no smaller than 1 inch = 60 feet.
 - Please check all proposed amenities below, and provide specific and detailed information regarding each proposed amenity, including the location, materials, etc. Amenities should be prominent and easily accessible to the entire development.
 - Paved crosswalks at entrances to enhance pedestrian connectivity, especially along trails.
 - Passive recreation (i.e., gazebos, fountains, and common areas)
 - Active recreation (i.e. basketball courts, clubhouse, tennis courts, tot lots, pocket parks)
 - Enhanced/decorative street lighting features
 - Residential façade requirements for materials and design
 - Enhanced fencing, including masonry subdivision perimeter fence (not otherwise required by code), including materials, height, etc.
 - Water features (i.e. fountains)
 - Enhanced subdivision entry feature
 - Flower bowls/boxes
 - Heavily wooded common area
 - Neighborhood art
 - Decorative street signs
 - Preservation of natural features
 - Multi-purpose trail, including width, acres/miles, location, etc.
 - Amenitized detention
 - Seating node



- Picnic tables with grills
 - Other furniture
 - Exercise stations
 - Sports field
 - Play structure
 - Community center
 - Club house
 - Pool
 - Other amenities proposed by applicant
- A Landscape/Open Space plan that illustrates the following:
- Landscape/Open Space plans shall be drawn on a sheet size of 24 inches by 36 inches and shall be drawn to a scale no smaller than 1 inch = 60 feet.
 - Percent of gross landscaped area
 - Percent of open space area
 - Indicate existing trees to remain
 - Identify individual tree symbols and provide a legend on the plan
 - Provide a “Landscape Summary Table” to indicate species, quantity and size of trees

	Type	Caliper Inches	Quantity	Location
Trees				
Shrubs				
Buffer				
Other				

- Application fee, as determined below, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only). Please refer to the City’s webpage www.pearlandtx.gov for updated fees.
- 0 to less than 25 acres = \$1,200.00
 - 25 to less than 50 acres = \$1,050.00
 - 50 to less than 75 acres = \$1,300.00
 - 75 to less than 100 acres = \$1,350.00
 - 100 acres and above = \$1,400.00



h. Sign Notification

No sign notification is necessary for Cluster Development Plans.

i. Additional Information

Please refer to Chapter 2, Division 4 of the Unified Development Code or the Comprehensive Plan for additional information on Cluster Development Plans.