



## CITY COUNCIL AGENDA ITEM

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Date: October 17, 2016

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic & Community Development  
R. Brent Savidant, Planning Director

Subject: PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 249) – Enhanced Cluster Option

This item was initiated by the Planning Commission who recognized that only one development has taken advantage of the existing cluster option since it was adopted in 2005. The proposed provisions are intended to remove unnecessary barriers to cluster development and incentivize design flexibility and creativity.

The provisions were discussed by the Planning Commission at previous meetings. Draft amendments include the following:

- Automatic 20% open space requirement and 20% density bonus.
- Three options for earning additional density bonus.
- No cap on density bonus.
- Encourages development of smaller homes suitable for empty nesters and retirees.
- Requires public notice and Planning Commission public hearing.
- Preliminary Site Plan Approval made by City Council.

The Planning Commission held a public hearing on this item on September 27, 2016, and recommended approval of the text amendment with some minor modifications with a 7-0 vote. The minor modifications are described in the attached minutes and were incorporated into the City Council Public Hearing Draft. The attached PowerPoint presentation that was presented at the public hearing provides additional background.

Approved as to form and legality:

\_\_\_\_\_  
Lori Grigg Bluhm, City Attorney

Attachments:

1. Zoning Ordinance Text Amendment Public Hearing Draft
2. Planning Commission Minutes (excerpts); April 26, 2016, August 9, 2016, September 27, 2016 (draft)
3. Planning Commission PowerPoint Presentation

CITY OF TROY  
AN ORDINANCE TO AMEND  
CHAPTER 39 OF THE CODE  
OF THE CITY OF TROY  
CITY COUNCIL PUBLIC HEARING DRAFT

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as an amendment to Chapter 39, Zoning Ordinance, of the Code of the City of Troy.

Section 2. Amendment

Chapter 39 of the Code of the City of Troy is amended as follows:

**Remove existing language for Section 10.04 and replace with following Section 10.04 Cluster Development to read as follows:**

- A. Intent. The Cluster Option is offered as an alternative to traditional residential development. The Cluster Option is intended to:
1. Encourage the use of property in accordance with its natural character.
  2. Assure the permanent preservation of open space and other natural features.
  3. Provide recreational facilities and/or open space within a reasonable distance of all residents of the Cluster development.
  4. Allow innovation and greater flexibility in the design of residential developments.
  5. Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner.
  6. Ensure compatibility of design and use within cluster developments and between neighboring properties.
  7. Encourage a less sprawling form of development, thus preserving open space as undeveloped land.
  8. Allow for design innovation to provide flexibility for land development where the normal development approach would otherwise be unnecessarily restrictive or contrary to other City goals
- B. Uses.
1. To be eligible for Cluster consideration, property must be zoned R-1A, R-1B, R-1C, R-1D, or R-1E.

2. The permitted uses shall be limited to single-family detached residential development, residential accessory structures, non-commercial recreation uses and open space.
3. Two--family dwellings are permitted as a Special Use in the R1A, R1B, R1C, R1D, and R1E Zoning Districts with the following regulations:
  - a. The site shall have frontage on and primary access to a major or minor arterial.
  - b. Perimeter Setback: Perimeter setback for principal structures from all of the borders of the development shall be equal to the rear-yard setback requirement for the underlying zoning district of the property directly adjacent to each border. The required open space areas may be located partially or completely within the required perimeter setback.
  - c. Comply with the Special Use standards as set forth in Section 9.03.

C. Base Number of Units

1. The number of dwelling units permitted shall not exceed the number of dwelling units customarily developable in the zoning district in which the proposed development is located, developed with a conventional layout and all applicable ordinances and laws observed. In order to calculate density with a conventional subdivision or site condominium layout, the applicant shall submit a concept site plan of the property with a conventional layout. The plan shall indicate the topography of the site at two (2) foot contour intervals and the limits of all floodplains, water bodies, wetlands, easements, and other areas which would be set aside and preserved due to impracticality, economic unfeasibility, contractual prohibition, or based upon applicable law or ordinance. In addition, the concept plan with the conventional layout shall include the general street pattern and lot configurations. In general, the plan shall be drawn with sufficient detail to permit the Planning Commission to determine the density that would be achieved by conventional development
2. If all requirements 10.04.D are met, the underlying density established by 10.04.C.1 may be increased by twenty percent (20%).

D. Open Space Requirements.

1. The following land areas are not included as dedicated open space for the purposes of the Cluster development option:
  - a. The area of any street right-of-way.
  - b. The submerged area of any lakes, rivers, ponds or streams.
  - c. The required front and side setbacks surrounding a residential structure.
  - d. Required building separations.

- e. Storm water detention or retention facilities, with the exception of bio-retention areas that provide an active or passive recreation function, which can be considered open space.
  - f. Non-functional open space due to limited width or depth as determined by the City Council.
2. All land within a development that is not devoted to a residential unit, limited common elements, accessory structures, vehicle access, vehicle parking, a roadway, or an approved improvement, shall be set aside as common land for recreation, conservation, or preserved in an undeveloped state.
  3. A Cluster development shall maintain a minimum of twenty percent (20%) of the gross area of the site as dedicated open space held in common ownership.
  4. Benefit. The proposed open space shall provide at least one (1) of the following open space benefits:
    - a. Significant Natural Features. Preservation of significant natural features contained on the site, as long as it is in the best interest of the City to preserve the natural features that might be negatively impacted by conventional residential development. The determination of whether the site has significant natural features shall be made by the City Council, after review of a Natural Features Analysis, prepared by the applicant, that inventories these features; or
    - b. Recreation Facilities. If the site lacks significant natural features, it can qualify with the provision of usable recreation facilities to which all residents of the development shall have reasonable access. Such recreation facilities include areas such as a neighborhood park, passive recreational facilities, soccer fields, ball fields, bike paths, or similar facilities that provide a feature of community-wide significance and enhance residential development. Recreational facilities that are less pervious than natural landscape shall not comprise more than fifty (50) percent of the open space. The determination of whether the site has significant natural features shall be made by the City Council after review of a Site Analysis Plan, prepared by the applicant, that inventories these features; or
    - c. Preservation of Common Open Space or Creation of Natural Features. If the site lacks significant natural features, a proposed development may also qualify if the development will preserve common open space or create significant natural features such as wetlands. The determination of whether the site has significant natural features shall be made by the City Council after review of a

Site Analysis Plan, prepared by the applicant, which inventories these features.

5. The common open space may be centrally located along the road frontage of the development, located to preserve significant natural features, or located to connect open spaces throughout the development.
6. Connections between the dedicated open space of the development and adjacent open space, public land or existing or planned safety paths is preferred and may be required by the City Council.
7. The dedicated open space shall be set aside by the developer through an irrevocable conveyance, such as deed restriction, restrictive covenant, conservation easement, plat dedication, or other legal document that is subject to review and approval by the City Council, after review and recommendation by the City Attorney. The irrevocable conveyance document shall be approved before there can be final approval of the development (final site plan approval), and the developer shall record such documents with the Oakland County Register of Deeds. The City of Troy (or the common owners) shall be specifically identified as the beneficiary of its provisions. The irrevocable conveyance documents shall provide and/or address the following:
  - a. The dedicated open space shall be perpetually maintained by parties that have an ownership interest in the open space.
  - b. Standards for scheduled maintenance of the open space.
  - c. If the owners of the dedicated open space have failed to maintain it so that it becomes a public nuisance, then the City shall undertake all future maintenance, and shall annually assess the costs for such maintenance upon the property owners in the association, based on the benefit allocation for each property as determined by the City assessor.
  - d. The irrevocable conveyance shall assure that the open space will be protected from all forms of development, except as shown on the approved Final Site Plan. Such conveyance shall indicate the proposed allowable use(s) of the dedicated open space. The open space restrictions shall prohibit uses or activities that negatively affect the dedicated open space, including the following:
    - i. Dumping or storing of any material or refuse.
    - ii. Activity that may cause risk of soil erosion or threaten any living plant material.
    - iii. Cutting or removal of live plant material except for removal of dying or diseased vegetation.
    - iv. Use of motorized off-road vehicles.
    - v. Cutting, filling or removal of vegetation from wetland areas.

- vi. Use of pesticides, herbicides or fertilizers within any wetlands area.
- e. The irrevocable conveyance shall also provide the following:
  - i. The dedicated open space shall forever remain open space, subject only to uses approved by the City on the approved Final Site Plan.
  - ii. Any structures or buildings accessory to a recreation or conservation use may be erected within the dedicated open space. These accessory structures or buildings shall not exceed one (1) percent of the required open space area.
- 8. Maintenance of Open Space. The applicant shall provide documentation to guarantee to the satisfaction of the City Council that all open space portions of the development will be maintained as approved and that all commitments for such maintenance are binding on successors and future owners of the subject property. All such documents shall be subject to approval by the City Attorney. This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is provided to the City, and that the continued maintenance guarantees remain satisfactory to the City, and the land uses continue as approved in the Cluster development.
- 9. Cohesive Neighborhood. The proposed development shall be designed to create a cohesive community neighborhood through common open space areas for passive or active recreation and resident interaction. All open space areas shall be reasonably accessible to all residents of the development.
- 10. Unified Control. The proposed development site shall be under single ownership or control, such that there is a single person or entity having proprietary responsibility for the full completion of the project. The applicant shall provide sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions that indicate that the development will be completed in its entirety as proposed. All documents shall be subject to the review and approval by the City Attorney.
- 11. Density Impact. The proposed type and density of use shall not place an unreasonable impact on the subject and/or surrounding land and/or property owners and occupants and/or the natural environment. An unreasonable impact shall be considered an unacceptable significant adverse effect on the quality of the surrounding community and the natural environment in comparison to the impacts associated with conventional development.

E. Bulk Regulations and Regulatory Flexibility: The City shall permit specific departures from the dimensional requirements of the Zoning Ordinance for yards and units as a part of the approval process. The applicant may cluster the dwellings, as long as the following requirements are satisfied:

1. Overall density shall not exceed the number of residential cluster units determined in Section 10.04.C unless a density bonus as set forth in Section 10.04.H has been granted by the City Council.
2. Setback provisions shall be as follows:
  - a. Perimeter Setback: The perimeter setback for principal structures from all of the borders of the development shall be equal to the rear yard setback requirement for the underlying zoning district of the property directly adjacent to each border. The required open space areas may be located partially or completely within the perimeter setback.
  - b. Setback requirements for principal structures on the interior of the development shall be as follows. If property lines do not exist between houses, the setbacks shall be measured to an imaginary line of equal distance between the houses. A duplex shall be treated as a single-detached residence for the purpose of determining required setbacks. The minimum setbacks shall be as follows.
    - 1) Front: Twenty (20) feet. There shall be at least twenty (20) feet between the front of the building and the property line. There shall be twenty-five (25) feet between the garage door and the closest edge of the sidewalk to allow for an automobile to be parked in the driveway without obstructing the sidewalk.
    - 2) Rear: Twenty-five (25) feet.
    - 3) Side: Seven and one-half (7.5) feet. For detached units with "rear-to-side" relationships, the required setback shall be fifteen (15) feet for each unit, for a total of thirty (30) feet.
3. Required street frontage. The extent of street frontage shall be determined by the Planning Commission, in its discretion, with greater deviations from minimum frontage requirements applicable in the district to be permitted in proportion to the extent and importance of natural resources, topographical conditions, floodplains and wetlands to be preserved on the property, and taking into consideration the size and shape of the development site, public safety factors, aesthetics and impact upon the surrounding developments.

4. All applicable zoning district regulations to height, parking, loading, general provisions, and other requirements shall be met.
  5. Regulatory Flexibility. The City Council, based upon a recommendation from the Planning Commission, may waive the front, side, rear, and perimeter setback provisions as set forth in 10.4.E.2 provided that the applicant has demonstrated innovative and creative site and building designs and solutions, which would otherwise be unfeasible or unlikely to be achieved absent this provision.
- F. Landscaping. Required landscaping shall be in accordance with section 13.02.F Subdivision and Site Condominium Landscaping.
- G. Access. Principal access to the development shall be provided by twenty-eight (28) foot wide public streets constructed to City standards that are located within sixty (60) foot wide rights-of-way or by twenty-eight (28) foot wide streets constructed to City public street standards that are located, within forty (40) foot private easements for public access. Sidewalks shall be constructed across the frontage of all dwelling unit parcels in accordance with City standards. Public utilities shall be placed within street rights-of-way, or within easements approved as to size and location by the City Engineer.
- H. Density Bonus. To encourage the use of the cluster development as set forth in the objectives in Section 10.04.A, a variable density bonus may be allowed at the discretion of City Council, based on a recommendation from Planning Commission. Density bonuses may be based upon a demonstration by the applicant of the following elements:
1. Open Space. For every ten percent (10%) additional open space above the minimum required amount that is not encumbered by rights-of-way or utility easements, a ten percent (10%) bonus density may be applied, or fraction thereof above the base yield number of units as established in 10.04.C.1.
  2. Housing Diversity and Options. A bonus may be provided for a development that provides a diverse variety of housing types or provides a type of housing that is desired, but underserved in the city.
- Eligible bonus for housing diversity shall be equal to one additional unit for every unit above the base yield number of units established in 10.04.C.1; provided that the base number of units to establish the bonus and the equivalent bonus units meet the following requirements:

- a. Maximum home square footage shall not exceed 1,500 sq/ft; and
  - b. First floor master bedroom and laundry room shall be provided.
3. Sustainable Design. A 10% unit bonus above the base yield number of units established in 10.04.C.1 may be provided for a development that utilizes sustainable design best practices including, but not limited to green infrastructure, stormwater best management practices, or green buildings. A sustainable design bonus shall be discretionary from the City Council, based on recommendation from the Planning Commission.
  4. Such density bonuses are in addition to the bonus established in 10.04.C.2

I. Standards for Review

1. Review. In reviewing any application for a Cluster Development, the Planning Commission shall identify and evaluate all factors relevant to the application, and shall report its findings in full, along with its recommendations for disposition of the application, to the City Council.
2. Findings. The applicant shall demonstrate that through the use of the Cluster option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:
  - a. 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.
  - b. 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.
  - c. Appropriate buffer and/or land use transitions between the Cluster development and surrounding properties.
  - d. A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.
  - e. Sustainable design features and techniques, such as green building, stormwater management best practices, and low impact design, which will promote and encourage energy conservation and sustainable development.
  - f. A means for owning common open space and for protecting it from development in perpetuity.
  - g. Any density bonus is commensurate with the benefit offered to achieve such bonus.
  - h. 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

shall be provided and accommodated without an unreasonable public burden.

- i. The architectural form, scale, and massing shall ensure buildings are compatible with and complementary to those of adjacent properties and the selected building materials are of high, durable quality. The garage shall not be the dominant feature of a residential building.

J. Application Requirements. In addition to the information required by the City of Troy for all other site plans, any development proposing to utilize the Cluster Plan shall contain the following:

1. A complete description of the land proposed to be dedicated for the common use of lot owners in the association or to the City, including the following:
  - a. A legal description of dedicated open space.
  - b. A topographical and boundary survey of dedicated open space.
  - c. A Natural Features Analysis that inventories all significant natural features on the property and on abutting properties, if applicable.
2. Information regarding current and proposed ownership and use of the dedicated open space, including the following:
  - a. The proposed ownership and control of the open space.
  - b. The proposed methods of regulating the use of the common facilities and areas so as to eliminate possible nuisances to other property owners and/or nuisances that require enforcement by the City of Troy.
  - c. The proposed and/or potential uses of dedicated open space and the proposed improvements to be constructed by the developer.
3. A detailed narrative and graphic plan that indicates a specific method(s) for protecting significant natural features including Protected Trees, wetlands, water courses, and open space during construction. The plan shall be consistent with the City's Woodland Protection requirements as set forth in Section 13.07, and shall be agreeable to the developer, who shall so indicate with his/her signature on the detailed narrative and graphic plan.
4. Other relevant information necessary to show that the proposed development qualifies for approval as a Cluster development.
5. Public Hearing and Notice Requirement. All applications for a Cluster Plan approval require public notice and a public hearing. Section 3.04, Public Notice Requirements, sets forth notification.

Section 3. Savings

All proceedings pending, and all rights and liabilities existing, acquired or incurred, at the time this Ordinance takes effect, are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this penal regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

Section 4. Severability Clause

Should any word, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

Section 5. Effective Date

This amendment to the Zoning Ordinance shall take effect ten (10) days after publication, which shall be published within 15 days of adoption, as required the Michigan Zoning Enabling Act (Act 110 of 2006).

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, MI, on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Dane Slater, Mayor

\_\_\_\_\_  
Aileen Dickson, City Clerk

### 3. ENHANCED CLUSTER OPTION (File Number ZOTA 249) – Site Visits

The Planning Commission boarded a van and visited the following residential cluster developments in the City of Auburn Hills, Michigan:

#### Auburn Grove Condominium

- 124 homes on 52.02 acres
- 53.4% open space
- 2.38 units per gross acre
- Two and four unit attached homes

#### Hawkwoods Circle Condominium

- 15 homes on 8.27 acres
- 45.8% open space (6.04 acres of uplands)
- 2.5 units per acre
- One family detached homes

#### Arbor Cove Condominium

- 94 homes on 36.71 acres
- 32% open space (11.6 acres of wetlands)
- 2.56 units per gross acre/3.74 units per net acre
- Two unit attached homes

#### Heritage in the Hills Condominium

- 281 units
- Approximately 100 acres of wetlands
- Gated 24/7
- 7,000 square foot clubhouse
- 55 and older community

There was general discussion by the Planning Commission during the site visits. The bus returned to City Hall at approximately 7:30 p.m.

**OTHER ITEMS**

7. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 249) – Enhanced Cluster Option

Mr. Carlisle addressed the following:

- Private vs. public roads; inter-connectivity.
- Maximum home square footage in relation to bonus.
- Developer feedback.
- General comparison chart in memorandum dated August 2, 2016.

Mr. Carlisle said he would add text relating to the requirement of a Public Hearing and make some minor clarifications to the proposed text.

Chair Edmunds opened the floor for public comment.

Kamal Shouhayib of Choice Group addressed the value of the City’s intent to adopt an enhanced cluster development option.

Chair Edmunds closed the floor for public comment.

It was the consensus of the Planning Commission to schedule a Public Hearing for the next available Planning Commission meeting.

**ZONING ORDINANCE TEXT AMENDMENT**

8. **PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 249)  
– Cluster Option**

A PowerPoint review of the proposed Zoning Ordinance Text Amendment was presented.

**PUBLIC HEARING OPENED**

No one was present to speak.

**PUBLIC HEARING CLOSED**

There was discussion on:

- (page 1) A. Intent. 6. – Revise language to reflect compatibility of design and use within cluster development and between neighboring properties.
- (page 5) D. Open Space Requirements. 7. e. – Correct numbering sequence.
- (page 6) E. Bulk Regulations and Regulatory Flexibility. 2. b. – Add language to reflect there shall be 20 feet from the front property line to the principal structure.
- (page 8) H. Density Bonus. 3. Sustainable Design – Add text “and/or”.
- (page 9) I. Standards for Review. 2. i. – Add “compatible” to architectural language.
- Language relating to garage doors shall not be dominant feature.

**Resolution # PC-2016-09-061**

Moved by: Hutson

Support by: Crusse

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that Article 10 of Chapter 39 of the Code of the City of Troy, which includes enhanced provisions related to the cluster option, be amended as printed on the proposed Zoning Ordinance Text Amendment, in addition to the comments listed by the Planning Commission during discussion.

Yes: All present (7)

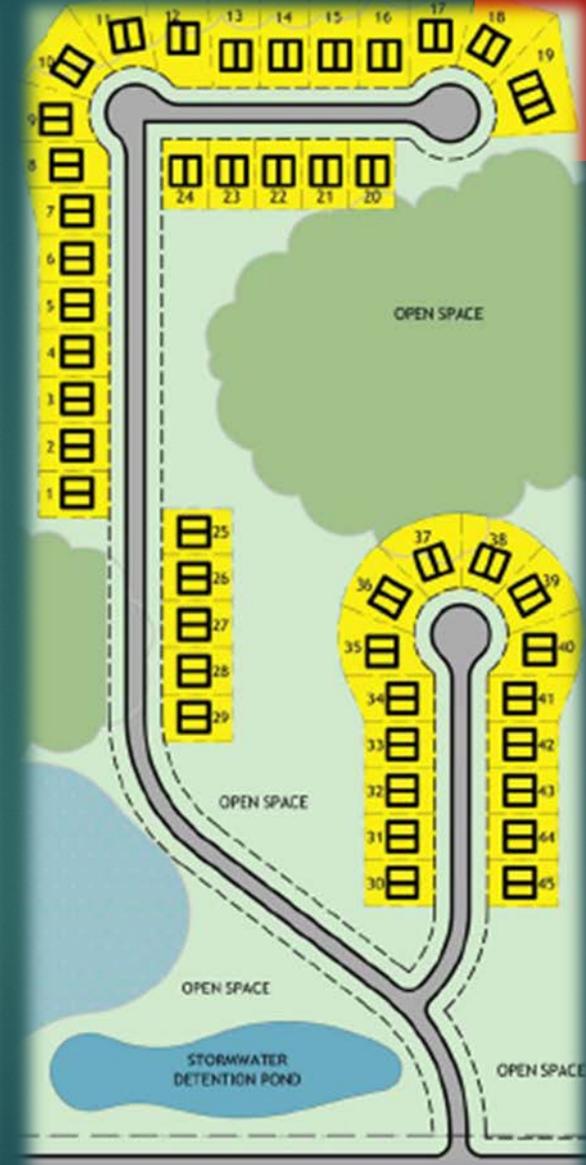
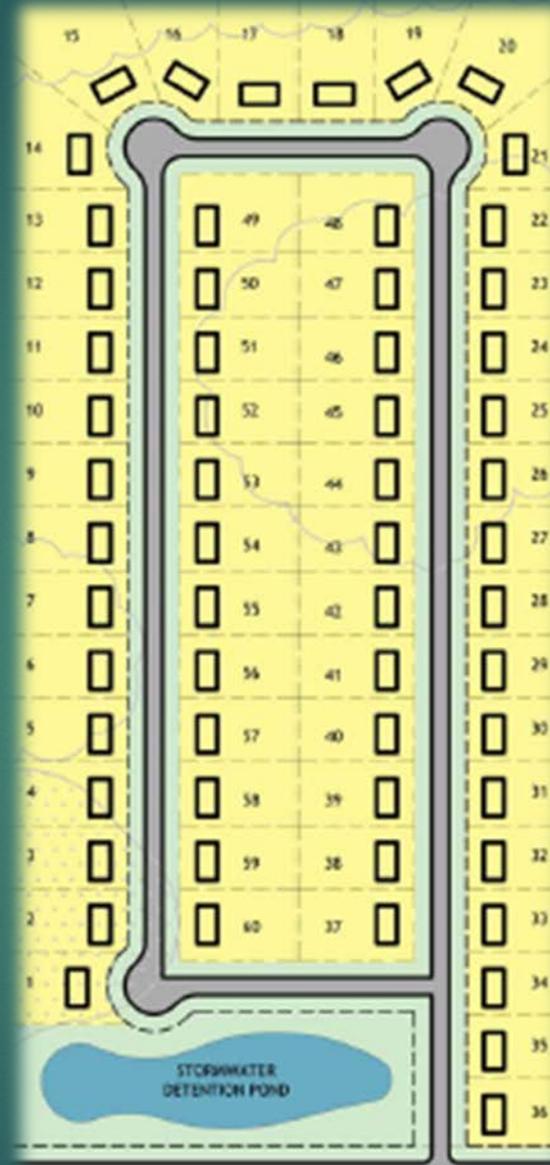
Absent: Faison, Kuppa

**MOTION CARRIED**

# City Of Troy

## Enhanced Cluster Ordinance

Public Hearing  
9/27/16

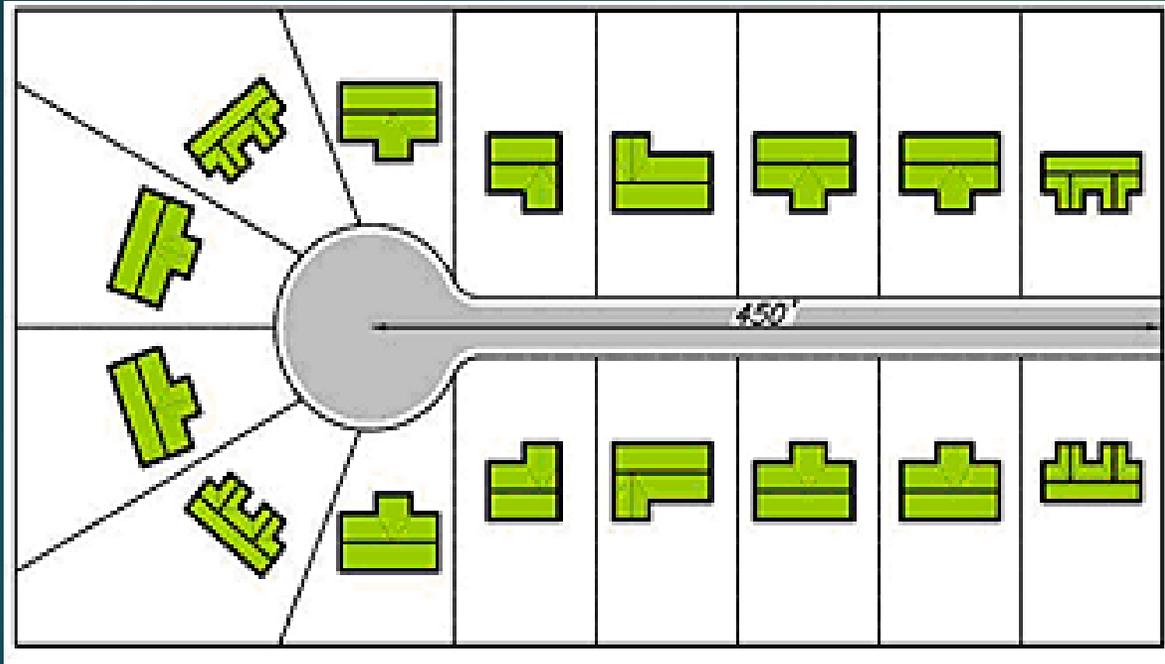


# What is Cluster Development?

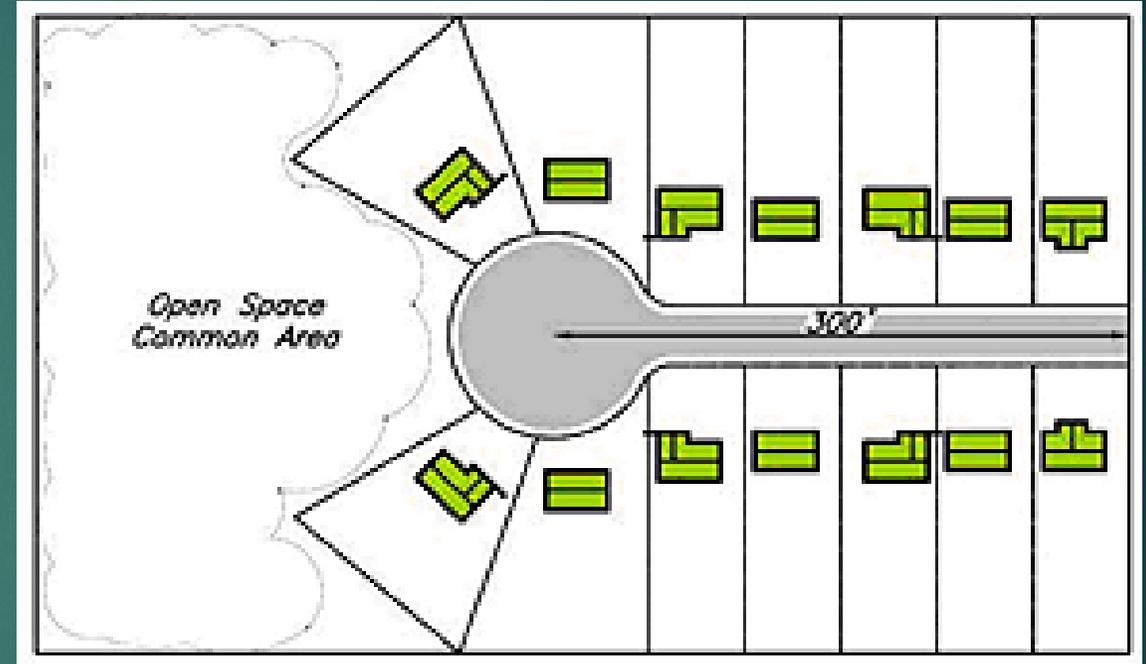


Cluster Development is a zoning concept that involves grouping homes within a development so that the remaining land on the site can be preserved for recreation, common open space, or protection of natural features.

# Why Cluster?



CONVENTIONAL



CLUSTER

# Advantages of Cluster Development



- Preserves natural features
- Permits creative design
- Preserves character of area
- Reduces infrastructure

# Existing Cluster Ordinance

- Only one development has taken advantage of the existing development option
- Benefit does not offset restrictions

# Direction Received



1. Remove unnecessary barriers to cluster development
2. Incentivize
3. Permit design flexibility and creativity

# Eliminate Unnecessary Provisions

Relates to  
Direction 1

- ▶ Reduce minimum open space from 30% to 20%
- ▶ Eliminate density bonus requirement of:
  - ▶ A Sustainable Design Project;
  - ▶ Perimeter “open space” cluster of 150-feet; or
  - ▶ Donation of land for community benefit, or similar element as determined by City Council.

# Design Flexibility

Relates to  
Direction 2, 3

- ▶ Maintain existing front yard (20'), rear yard (25') and side yard (7.5') setbacks; but
- ▶ Permit the City Council to waive the setback provisions provided that application:
  - ▶ Has demonstrated innovative and creative site, and building designs and solutions; and
  - ▶ Met specific standards

# Base Density

- ▶ Base density is determined with a parallel plan
- ▶ If all requirements are met, the base density by-right may be increased by twenty percent (20%)

# Density Bonus

- ▶ A variable density bonus may be allowed at the discretion of City Council
- ▶ There is no maximum density bonus above the base yield number of units.

# Density Bonus

## ▶ Three Options:

1. Open Space
2. Housing Diversity and Options
3. Sustainable Design

# Open Space

- ▶ For every ten percent (10%) additional open space above the minimum required amount a ten percent (10%) bonus density may be applied.

I.E 30% open space = 30% density bonus  
40% open space = 40% density bonus

# Housing Diversity and Options

Relates to  
Direction 2, 3

- ▶ A one for one bonus for a diverse variety of housing types or provides a type of housing that is desired, but is underserved in the city.
  - ▶ Maximum home square footage cannot exceed 1,500 sq/ft.
  - ▶ One (1) first floor bedroom must be provided.

# Sustainable Design

Relates to  
Direction 2, 3

- ▶ A 10% unit bonus may be provided for a development that utilizes sustainable design best practices including:
  - ▶ Green infrastructure; or
  - ▶ Naturalized stormwater management; or
  - ▶ Green buildings.

# Two-Family Dwellings

Relates to  
Direction 2, 3

- ▶ Allow two-family dwellings as a Special Use in R1A, R1B, R1-C, R1-D, and R1-E
  - ▶ The site shall have frontage on and primary access to a major or minor arterial.
  - ▶ Maintain periphery setback requirements



# Process



- ▶ All proposed Cluster Developments require a public notice and public hearing
- ▶ All proposed Cluster Developments are reviewed by the Planning Commission, who make a recommendation to City Council
- ▶ Approval is granted by the City Council
- ▶ All proposed cluster developments must meet required standards.

# Summary

- ▶ Permit greater design flexibility
  - ▶ Reduced setbacks
  - ▶ Attached housing
  - ▶ Sustainable design
- ▶ Permit greater density
  - ▶ 20% automatic density bonus
  - ▶ Three options for additional bonus
  - ▶ No cap on density bonus
- ▶ Process and Protection
  - ▶ Requires a public notice and Public Hearing
  - ▶ Preliminary Site Plan Approval made by City Council based on recommendation from Planning Commission

# City Of Troy

## Enhanced Cluster Ordinance

Public Hearing  
9/27/16

