

18.210.135 - Special provisions for the Gee Creek Plateau sub-area (Cluster Development).

- A. Purpose. The purpose of the Gee Creek Plateau cluster development is to accommodate urban densities of the underlying zoning district while allowing residential development to utilize less land area. These provisions aim to allow greater flexibility in the design of subdivisions to ensure development is in harmony with the natural characteristics onsite and to preserve features such as critical areas, open space, recreation areas, or scenic vistas.
- B. District Boundaries. The Gee Creek Plateau sub-area cluster development area (hatched area in the figure below) is bounded by the S. 5<sup>th</sup> Way alignment to the north, approximately the S. 32<sup>nd</sup> Place alignment to the west, Gee Creek to the south, and approximately the alignment of S. 40<sup>th</sup> Street to the east. Cluster development within the district is required.

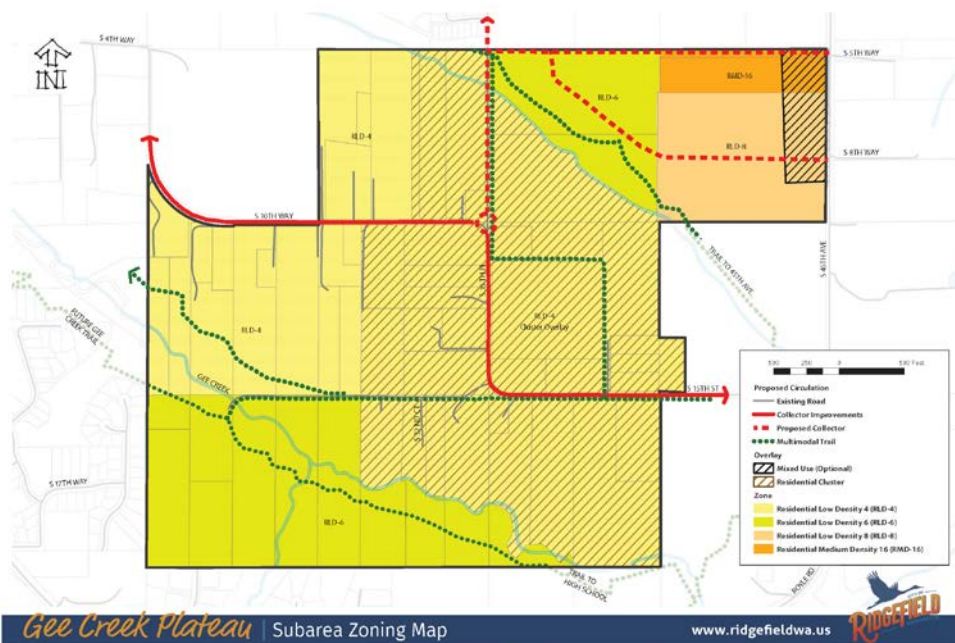


Figure 18.210.135-1

- C. Uses. The underlying base zone for all cluster development is Residential Low Density – 4 (RLD-4). Uses are those permitted in the RLD-4 zone.
- D. Review. The Community Development Director shall review all development proposed under the Gee Creek Plateau cluster provisions as a Planned Unit Development (RDC 18.401) and Procedures (RDC 18.310).
  - 1. The Gee Creek Plateau cluster development standards shall be required for development within the district boundaries identified by 18.210.135 B.
  - 2. The open space requirements in this sections shall apply in lieu of the parks and open space requirements in 18.401.

3. Critical areas density transfer provisions shall not apply within the required cluster district.
  4. The PUD process shall not be used to create lots exceeding these limits. The minimum lot size is 6,000 square feet. The maximum lot size is 15,000 square feet.
- E. Development Standards. The clustering provisions of this code are required for any proposed development on parcels one (1) acre or larger in size. Subdivisions of land within the cluster overlay of four (4) lots or less shall follow the procedure outlined in RDC 18.610.
1. Single family home lots shall be no less than 6,000 and no more than 15,000 square feet with a minimum density of 4 dwelling units per acre based on net developable acres. For example, a 5 acre lot with 3.5 net developable acres will be required to produce 16 single family lots.
  2. The remainder parcel subject to covenant shall be no less than ten (10) percent of the net developable area. For the purposes of this section a “remainder parcel” means the remainder parcel of the cluster subdivision that contains the majority of the land within the development and is devoted to open space uses.
  3. The remainder parcel shall be subject to a recorded covenant prohibiting any future development other than proposed trail development as identified in the Parks and Recreation Capital Facilities Plan. The purpose of the remainder parcel is to provide open space amenities to the development and preserve the unique nature of the Gee Creek Plateau.
    - a. The remainder parcel shall be contiguous.
      1. The remainder parcel is encouraged to abut any critical area.
    - b. The remainder parcel shall be dedicated to, and maintained by, the required Home Owners Association (HOA).
  4. At minimum 25% of the road frontage of the parent parcel shall remain undeveloped in open space, except split rail fence, road and pedestrian improvements, and associated stormwater facilities.
    - a. Corner lots may calculate the required 25% open space frontage by adding the total of both frontages. This requirement shall not be construed to require 25% of both frontages separately.