

FLEXIBLE LOT DEVELOPMENT PROCESS

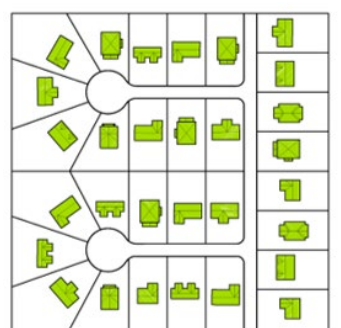
The Flexible Lot Development (FLD) option allows a residential subdivision greater flexibility regarding minimum lot size, density, and perimeter yard setbacks, compared to the permitted general zoning standards in the Unified Development Code (UDC). The FLD is the primary tool utilized in the City of Tucson for both greenfield residential development and infill residential development. It can also be used for single-family and multi-family development.

PLAN TUCSON GOALS SUPPORTED BY FLD OPTION

- Integrate land use, transportation, and urban design to achieve an urban form that supports more effective use of resources, mobility options, more aesthetically-pleasing and active public spaces, and sensitivity to historic and natural resources and neighborhood character.
- Locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car.
- Redevelop and revitalize in areas with the greatest potential for long-term economic development by focusing public resources, tools, and incentives

FLD PROJECTS WHEN BUILT AS INFILL

- Reduce greenhouse gas emissions
- Support alternative transportation options
- Provide for more varied and much-needed housing
- Utilize infrastructure more efficiently



Using typical subdivision standards

- 30 residential lots
- 5,000 square foot lot minimum
- No dedicated open space or floodplain/riparian protection



Using FLD standards

- 30 residential lots
- Smaller than standard lots
- ¼ of site dedicated for open space and floodplain/riparian protection

ADVANTAGES OF USING THE FLD OPTION

- Lot coverage flexibility
- No minimum lot size (Exceptions: SR, RX-1 and RX-2 zones)
- Ability to spread allowed density across the site
- Allows more efficient use of the area
- Potential to reduce environmental impacts by clustering homes and providing more open space
- Reduced perimeter yard setbacks

ADDITIONAL FLD REQUIREMENTS

Neighborhood Meeting

- Applicant holds meeting to provide project information.

Notice of Application Submittal

- Sent to nearby property owners, Neighborhood Associations, and affected Ward offices.

Privacy Mitigation

- When two-story is adjacent to single story residential, privacy mitigation techniques are required.

Architectural Variation Plan

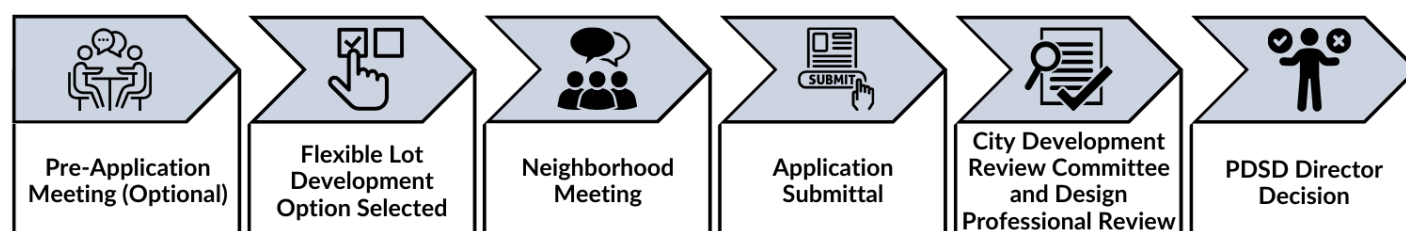
- Requires that units provide variation in colors, materials, shape, and rooflines.
Excludes lots larger than 10,000 square feet or dwelling units separated by at least 30 feet.

Design Professional Review

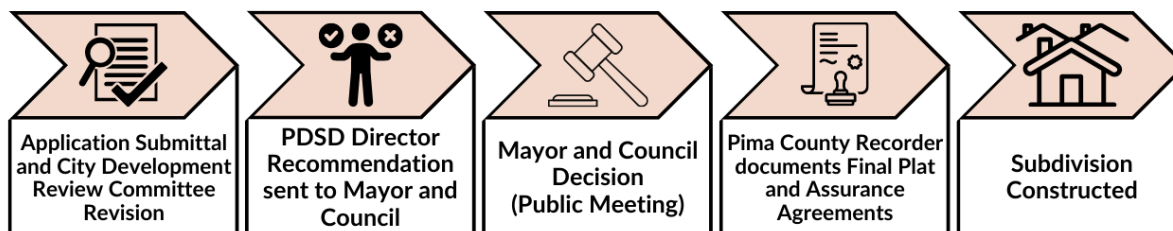
- Design Professional reviews the Architectural Variation Plan and Privacy Mitigation when required.

FLEXIBLE LOT DEVELOPMENT OPTION PROCESSES

Development Package (Tentative Plat or Site Plan)



Final Plat (Only for processes with a Tentative Plat)



Tentative Plat and Final Plat processes can run concurrently, BUT a Final Plat cannot be approved until the Tentative Plat is completed.