



# MEMORANDUM

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**SUBJECT:** Residential Cluster Project (RCP)

**DATE:** May 23, 2005

## What the RCP is and how it works

- The RCP is intended to provide flexibility by easing lot size and setback requirements in exchange for amenities
- Allows for preserving natural open space through clustering
- Additional requirements for RCPs
  - Without density bonus – review for compliance with General Plan, compatible and complimentary design
  - With density bonus - recreation facilities, landscaping, buffer requirements between single family and multi family, noise mitigation, screening mechanical equipment

## Differences between RCPs and Conventional Development

### Conventional

- Density based on minimum lot size for each lot
  - Example: R-1 = 7,000 square feet per lot, approximately 4.5 to 5 dwellings per acre
- No density bonus for certain type of development
- Development criteria perimeter setback required for each lot line of each lot
  - Example: Where R-1 is adjacent to MH-1, MH-2, R-1, R-2:
    - Side and rear setback = 6' or  $\frac{1}{3}$  height of proposed wall
    - Front setback (in developed areas) = 20' or  $1\frac{1}{2}$  height of proposed wall
- Compliance with criteria of adopted area of neighborhood plans not required for approval of development
- Provisions for accessibility for disabled not required
- Landscaping not required except for certain designated major streets, if applicable
- Screening of mechanical screening from adjacent streets and residential development not required
- Mitigation of adverse impacts caused by development not required
- No requirement for bus turn-out lanes or bus shelters
- No requirements for commonly-owned recreation facilities

Residential Cluster Project

- Density based on density cap of cluster option, with or without bonus
  - Example: R-1 = 5.14 dwellings per acre without bonus, 6.25 dwellings per acre with bonus, no minimum lot size
- Development criteria perimeter setback required for perimeter of RCP project, minimum three feet required for all interior lot lines of each lot
- Compliance with criteria of design policies and criteria of General Plan and any adopted area or neighborhood plan – may relate to compatible design, compliance with hillside slopes, etc
- If under four acres, must be compatible with or complementary to design characteristics of adjacent single family development
- Must be landscaped with drought-tolerant water-conserving vegetation in all areas not private or covered by development (streets and structures)
- Must provide barrier-free accessibility for physically disabled to twenty-five percent of ground floor units and all common use areas
- If new multifamily proposed adjacent to existing single-family residential, buffering with walls, landscaping strip, structure height transition, or combination of the above required
- If requested by the City, development must provide bus turn-out lanes and shelters
- Development must be designed to mitigate any adverse impacts within the RCP and to any adjoining residential development
- All mechanical equipment must be screened from adjacent streets and residential development
  
- *Density Bonus Provisions:* Criteria which permit development with a bonus chosen to further specific goal of City's General Plan. Pick any one:
  - Located in low enrollment boundaries of elementary school, and provide more bedrooms in development
  - Family housing located in low-income boundaries
  - Contain more housing for physically disabled than required by Tucson Code
  - Developed only for elderly or physically disabled
  - Developed with a mix of housing types, and consists of more than twenty units
  - Designed to comply with energy efficiency requirements
  - Includes preservation of historic site, structure, or landmark
  - Preserves in a natural state fifteen percent more natural features than required by Tucson Code
  - Located within nine hundred feet of a designated arterial, provided the increased density does not conflict with any applicable area or neighborhood plan (NOTE: Almost all can use this)