

Division 6. Special Purpose Districts

Sec. 80. PUD Planned Unit Development District.

(a) *PUD District intent.* This District permits a tract to be planned and developed as an integral unit under single ownership or control, consisting of a combination of residential and non-residential uses. The District intent is to provide a living, working, and shopping environment within the development that contributes to a sense of community and a coherent living style. Further, the District seeks to provide a development framework that obtains commercial and industrial business activity that significantly improves the economic development of the community; to encourages the preservation and enhancement of the natural amenities of land and protect natural features; and to reduce improvement costs through more efficient arrangement of varied land uses, buildings, circulation systems, and infrastructure.

(b) *PUD approval process.* Approval of a PUD requires a three step approval process, as follows:

(1) *Rezoning and concept plan approval.* A concept plan shall accompany each application for rezoning to the PUD District. Development of the PUD shall be in substantial accord with the approved concept plan. The concept plan shall be drawn to scale and dimensioned, prepared by a professional engineer, land surveyor, architect, or landscape architect licensed to practice in the State of Alabama. The concept plan shall show, in schematic detail, the concept for use and development of the entire PUD tract.

(2) *Preliminary site plan approval.*

a. Following rezoning and concept plan approval, the developer shall submit a preliminary site plan to the Planning and Zoning Commission for each phase of the development in substantial accord with the concept plan.

b. The preliminary site plan shall be drawn to scale and dimensioned, prepared by a professional engineer, land surveyor, architect, or landscape architect licensed to practice in the State of Alabama.

c. The preliminary plan shall show information necessary for the Planning and Zoning Commission to adequately assess the suitability of the proposed development, including at a minimum the following items:

- the location of proposed uses;
- proposed building areas and heights;
- proposed residential development density and housing types;
- lots with proposed sizes, widths, and yards;
- proposed screening and bufferyards;
- proposed off-street parking and loading areas;
- layout of streets, pedestrian facilities, and drives;
- location of all entrances to the tract; and
- layout and configuration of common open space.

d. A narrative text and supplemental drawings shall accompany the

preliminary site plan, describing the general design and construction policies for the PUD, the proposed design and construction standards for streets; the treatment of environmentally-sensitive land located in the project tract (areas of flooding, severe slope, woodlands, streams, lakes, and ponds); the proposed time frame for phased development; and such other conditions for use and development proposed by the applicant.

e. All preliminary site plans shall be in substantial accord with the approved concept plan. Any deviation in the preliminary site plan from the approved concept plan shall require resubmittal of the PUD rezoning and concept plan approval application.

(3) Before each phase of the development is constructed, a final site plan shall be required, in accordance with § 314. *Site plan review.* Final site plan approval shall be coordinated with the approval of subdivision plats and construction plans required by the *Adamsville Subdivision Regulations*. All final site plans shall be in substantial accord with the approved preliminary site plan. Any deviation in the final site plan from the approved preliminary site plan shall require resubmittal of the preliminary site plan application.

(c) *PUD District use regulations.* A Planned Unit Development District may be established for any tract. The Planned Unit Development (referred to as PUD) shall consist of a combination of uses planned and developed as an integral unit under single ownership or control. Specific use limitations shall be established in the process of concept plan approval.

(d) *PUD District dimensional regulations.* In any PUD, the developer may create lots and construct buildings without regard to the conventional minimum lot size, lot width, or yard restrictions of this ordinance except that:

(1) A 50 feet lot boundary setback shall apply where and to the extent that the development abuts land that is not part of the PUD, and

(2) Each lot must be of sufficient size and dimensions that it can support the structure proposed to be located on it, consistent with all other applicable requirements of this ordinance, as approved by the Planning and Zoning Commission in the preliminary and final site plans.

(e) *PUD District design and construction standards.* Where the design and construction standards of approved in the preliminary and final site plans conflict with the subdivision regulations and any other requirements of this zoning ordinance, the standards approved in the PUD approval process shall control.

(f) *Issuance of permits within a PUD subdivision.* Permits may be issued in any phase of a PUD subdivision with public improvements under construction following completion of final site plan and subdivision plat approval, provided:

(1) No building permits for a subdivision with public improvements under construction shall be issued by the Building Inspector unless the extent of street improvements is adequate for vehicular access by the prospective builder and by police and fire equipment. Further, no building permit shall be issued for the greater of two or the final 10% of lots within the subdivision until all

public improvements and dedications have been completed by the developer and accepted by the City.

(2) No certificate of occupancy for any building in the subdivision shall be issued by the Building Inspector prior to the completion and dedication of required public improvements and posting of a maintenance bond for public improvements.