

Sec. 8-3033. Planned unit development.

(A) *Intent.* The intent of this section is to encourage innovations in land development techniques to afford better living environments, more open space, and other amenities, and wider choices of lifestyle for residents of the City of Savannah, and to give the developer more reasonable assurance of ultimate approval before expending complete design money while providing local officials with assurances the project will retain the character envisioned at the time of concurrence.

(B) *Planned unit development classification.*

- (1) Planned unit developments shall be permitted only on lots or parcels under one ownership or control by a single organization or development entity and where adequate access and public or approved privately owned water supply and sewage treatment systems are available or can be provided.
- (2) Planned unit developments (PUD) with no suffix designation shall be governed by their master plans.

(C) *Notification for changes in land use.* Prior to MPC consideration of any land use changes in an approved PUD master plan or PUD general development plan (any PUD district), notification to surrounding property owners and to the property owners association shall be as follows:

- (1) An application for a land use change in an approved PUD master plan or PUD general development plan shall include the name, address and ZIP code of the property owners association and the names, addresses, ZIP codes, and property identification number (PIN) of owners of property adjacent to and across a public right-of-way from or diagonally across an intersection from the property proposed for a land use change.
- (2) The applicant shall submit, along with the application for approval, a stamped, addressed, number 10 envelope (approximately 4 1/8 inches × 9 1/2 inches) for each affected person or entity for whom notice is required herein.
- (3) The surrounding property owner information shall be obtained from the records of the Chatham County tax assessor's office, as of the date of filing.
- (4) Not more than five days after submittal of the application, the MPC staff shall send the above notifications.

- (5) Not more than five days after submittal of the application, applicant shall erect a sign, to be furnished by the MPC, on the land for which the request is made. The sign shall be erected within ten feet of the boundary line where the land abuts the most traveled public road, provided that a sign shall be placed within ten feet of any arterial or collector street that abuts the land; and if no public road abuts the land, the sign shall be erected where it is most readily seen by the public. The lower edge of the sign face shall be of sufficient height so as to be read from the roadway. The sign shall be nonreturnable and weather-resistant, shall have a minimum size of 22 by 28 inches, shall show the application number, the nature of the request, the scheduled date, time and place of public hearing, and a telephone number to call for further information.
- (6) After public notices for a land use amendment have been mailed and the sign has been posted, a request for deferral shall be submitted in writing by the applicant to the MPC staff who shall forward such request to the MPC for action at the scheduled MPC meeting. Withdrawals shall be submitted in writing.

(D) *Submittals, procedures, standards and variances.* Projects within planned unit developments shall conform to the requirements of section 8-3031, Planned District, and to standards of this chapter for various types of planned unit developments, (i.e., PUD-R, PUD-M, etc.).

(E) *Action on development plans.* Except where an extension of time is authorized by the applicant for final plan review, the MPC shall have 30 days from the date of the submission of a plan to take action on such plan. Unless such action is taken within 30 day period, then such plan shall be deemed approved. Provided, however, the MPC may table [take] action on the plan for a specified time if it finds that additional information or legal counsel is necessary in order to render an appropriate decision. If the MPC or the MPC staff (where authorized) finds that a master plan, general development plan or specific development plan conforms to all the requirements of this section, it shall approve the plan. If the MPC or MPC staff (where authorized) finds that the requirements of this section have not been met, and after deficiencies have been discussed and reviewed with the applicant and the applicant given a period of time which shall not exceed 90 days to take corrective action, then the MPC or the MPC staff (where authorized) shall disapprove the plan and shall set forth its reasons for such action in writing.

(F) *Appeals.* Appeals of an MPC staff decision shall be to the MPC. Appeals of an MPC site plan review shall be to the zoning board of appeals.