

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) *Public notification.* For public notification requirements, see Article M (Public Notification).

[Sec. 8-3033(C) amended October 3, 2013, (File No. 13-003067-ZA)]

- (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.