

ORDINANCE NUMBER 23-2634

AN ORDINANCE TO APPROVE THE RIVERCHASE PLANNED UNIT DEVELOPMENT – 2023 AMENDMENT AND CONDITIONAL USE APPROVAL APPLICATION TO THE RIVERCHASE PLANNED UNIT DEVELOPMENT REGULATIONS

WHEREAS, the City of Hoover zoned the property now known as “Riverchase” into the zoning designation of “Planned Unit Development (PUD)” on April 6, 1981 and approved the Riverchase Planned Unit Development (“PUD”) Regulations in January, 1982;

WHEREAS, Regions Bank, Healthcare Resources, LLC, and SB Dev. Corp. (collectively, the “Developers”) desire to amend the Riverchase PUD Regulations related to the Property and have submitted the 2023 Amendment to the Riverchase Planned Unit Development Regulations and Conditional Use Application (“Amendment”) to the City of Hoover (a copy of which is attached as Exhibit 1); and

WHEREAS, the location and legal description of the property for which the amendment is related are shown in Exhibit 1 (the “Property”); and

WHEREAS, the City’s Planning & Zoning Commission held a public hearing and considered this amendment at its regularly scheduled meeting on the 9th day of October, 2023 and recommended such amendment to the City Council for adoption; and

WHEREAS, the City Clerk set a public hearing before the City Council for the 20th day of November, 2023 and advertised such public hearing as required by law; and

WHEREAS, a public hearing was held by the City Council on the 20th day of November, 2023 concerning this rezoning; and

WHEREAS, the City Council of the City of Hoover, Alabama has considered the Amendment proposed by Developers and desires to amend the Zoning Ordinance of Hoover, Alabama (“Zoning Ordinance”) to amend the Riverchase PUD Regulations as to the Property conditioned upon the agreement and satisfaction by the Developers of certain conditions set forth herein.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Hoover at a regular meeting, duly assembled, a quorum being present as follows:

Section 1. APPROVAL OF 2023 AMENDMENT TO THE RIVERCHASE PLANNED UNIT DEVELOPMENT REGULATIONS AND CONDITIONAL USE APPLICATION; CONDITIONS.

- A. The 2023 Amendment to the Riverchase Planned Unit Development Regulations and Conditional Use Application, which is attached hereto as Exhibit 1, is hereby approved subject to the satisfaction of the conditions set forth in Section 1(B).
- B. The PUD Amendment and Conditional Use Application approval is hereby

Developer and Signature desire to develop the Property in a manner influenced by New Urbanism, promoting environmentally friendly habits, creating walkable neighborhoods containing a wide range of housing sizes, prices and styles, with civic and commercial development located in proximity to neighboring residences.¹ The development plan for the Property expressed herein includes New Urbanism objectives of creating healthy places for people and businesses to thrive and prosper. The Developer also contemplates a “Wellness Center” within the Property, focusing on the art of healing disease and of preserving physical, mental, and spiritual health, along with concepts embodied in a Traditional Neighborhood Development, which include not only a wide range of housing types but also emphasize a network of well-connected streets and blocks, public spaces, and amenities such as stores, schools, and worship within walking distance of residences.²

The Property will incorporate a “Town Center” concept which will promote traditional commercial developments coupled with urban style residential and commercial areas, both of which will promote walkable communities which include greenways, parks, sidewalks, and open spaces for enjoyment by residents, tenants, employees, guests, and the general public. Regions Bank will maintain a significant presence in the existing and new development.

The Developer plans to develop the Riverwalk Health and Wellness Center which will be designed to offer a wide range of health care services for all stages of life, from pediatrics to geriatrics. The Developer will seek a Certificate of Need from the Alabama State Health Planning and Development Agency for development and operation of a “non-traditional hospital” or “boutique hospital,” with outpatient surgery and other forms of ambulatory care.

Riverwalk’s combination of wellness, residential, and clinical care will provide access to high-quality healthcare focused on integrating prevention and wellness as a part of overall patient care. The Property’s proximity to existing research, biotechnology and life sciences reinforces the location for such a health-focused and residential development.

There are three entrances on Riverchase Parkway to enter the Property. The Property will promote more highly concentrated commercial development, both office and retail, which will serve not only the Property but the various other communities along Riverchase Parkway, Valleydale Road, and Highway 31, as well as providing residential, both single-family and multi-family development, as hereinafter described.

The development concept proposed for the Property necessitates flexibility to allow different land uses within the Property mixing uses which are incorporated herein.

As a result of Developer’s and Signature’s goal to utilize the mixed-use development throughout the Property as espoused by New Urbanism and Traditional Neighborhood Development, Developer and Signature desire that all of the Property (a) be known as “Riverwalk”

¹ Boeing; et al. (2014). “LEED-ND and Livability Revisited.” *Berkeley Planning Journal*. 27: 31–55; Katz (1994). “The New Urbanism—Toward an Architect of Community.” 28–32.

² Stahl, Brooks, Chellman and Duany (1990-1992). “TND Ordinance”. Town of Bedford, NH.