



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 6/11/2026

File ID: TMP-7072

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the rezoning of 505.03 acres of land lying on the north of Bob Wade Ln, and east and west of Mt Lebanon Rd from Residence 2 and Residence 2-B Districts to Planned Development - Housing District, LUI 45 & 56; and the introduction of an Ordinance pertaining to the same. (Set July 23, 2026 Regular Council Meeting)

Resolution No.

Ordinance No.

Does this item need to be published? Yes

If yes, please list preferred date(s) of publication: Resolution: June 24, July 1, and July 8, 2026/ Ordinance: July 29, 2026

Finance Information:

Account Number: n/a

City Cost Amount: \$ 0

Total Cost: \$ 0

Special Circumstances:

Grant Funded: \$ 0

Grant Title - CFDA or granting Agency: n/a

Resolution #: n/a

Location:

Address: Bob Wade Ln NW and Mt Lebanon Rd, Toney, AL 35773

District: District 1 District 2 District 3 District 4 District 5

Additional Comments: Recommended by Planning Commission

RESOLUTION NO. 26-

WHEREAS, the Planning Commission of the City of Huntsville, Alabama, has given consideration to an amendment to the Zoning Ordinance, a synopsis of said amendment being as follows:

- (1) The rezoning of certain land lying on the north of Bob Wade Ln, and east and west of Mt Lebanon Rd from Residence 2 and Residence 2-B Districts to Planned Development - Housing District, LUI 45 & 56.
- (2) The first publication of the synopsis of the ordinance hereinafter set out at length shall be in the Speakin' Out News on the 24th day of June, 2026, the second publication shall be one week thereafter on the 1st day of July, 2026, and the third publication shall be one week thereafter on 8th day of July, 2026.

WHEREAS, it is the judgement and opinion of the City Council of the City of Huntsville, Alabama, that consideration should be given to the adoption of an amendment to the Zoning Ordinance of the City of Huntsville, Alabama, in accordance with said request;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, as follows:

1. That the City Council of the City of Huntsville, Alabama, shall meet at 5:30 p.m. on the 23rd day of July, 2026, in the Council Chambers of the City of Huntsville Administration Building at 305 Fountain Circle in the City of Huntsville, Alabama, for the purpose of holding a public hearing at which time and place all persons, parties in interest and cities who desire, shall have an opportunity to be heard in opposition to or in favor of said Ordinance No. 26-____, which is introduced by the City Council of the City of Huntsville on the 11th day of June, 2026, amending the Zoning Ordinance of the City of Huntsville, Alabama.

2. That the proposed amendment to the Zoning Ordinance of the City of Huntsville, Alabama, is substantially in words and figures as follows:

ORDINANCE NO. 26-495

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE
CITY OF HUNTSVILLE, ALABAMA

WHEREAS, an application for a Planned Development amendment to the Zoning Ordinance of the City of Huntsville, Alabama (“the Zoning Ordinance”), has been submitted for the Harris Farms development pursuant to Article 30 of the Zoning Ordinance; and

WHEREAS, pursuant to Section 30.5.5 of the Zoning Ordinance, the Planning Division has prepared a report containing findings and making recommendations; and

WHEREAS, the Planning Commission has considered said application and report and recommended that the proposed Planned Development amendment be approved as proposed; and

WHEREAS, said report has been provided to and considered by the City Council, which includes such findings and recommendations of the Planning Division and Planning Commission; and

WHEREAS, based on the report, recommendations, and documentation in support of the same, the City Council is of the opinion that that the proposed Planned Development amendment should be granted in accord with PD and other regulations applicable including certain modifications of PD and other applicable regulations as set out in the report and provided for in 30.5.5(5) of the Zoning Ordinance.

NOW, THEREFORE, the foregoing premises considered, the public welfare requiring it, and under authority granted by Section 11-52-78 of the Code of Ala. 1975, **BE IT ORDAINED** by the City Council for the City of Huntsville, Alabama, as follows:

1. That the findings of the Report on Harris Farms Planned Development-Housing Zoning, and documentation in support of the same to the extent not inconsistent with such report, are adopted as the findings of the City Council as if set forth fully herein and a copy of such report is attached hereto as Exhibit “A” and incorporated herein by reference as if set out herein fully.

2. That the preliminary concept plan as it may have been changed during earlier procedures, a copy which is attached hereto as Exhibit “B” and incorporated herein by reference as if set out herein fully, is approved, and by such approval shall be binding in determinations concerning final development plans in accordance with Section 30.5.6 of the Zoning Ordinance. Consistent with such section, the development shall be required to be in accord with final development plans meeting the requirements of the Planned Development and other regulations, as supplemented or modified by the report approved by this amendment to the Zoning Ordinance and the development shall further conform to any time or priority limitations established by the report on beginning and completion of the development as a whole, or in specified stages.

3. That the findings, contents, conditions, waivers, and/or modifications as set out in the Report on Harris Farms Planned Development-Housing Zoning and documentation submitted in support of such report, including application for Planned Development amendment; the Harris Farms Planned Development Rezoning Submittal including the General Development Plan; Open Space Plan; the Typical Lot Block Patterns; the Illustrations of Typical Building Designs; Landscaping Plan; the Boundary and Topographic Survey, support this amendatory action, including the grant of the Planned Development amendment in accord with PD and other regulations applicable including those certain modifications of PD and other applicable regulations as set out in the report and provided for in 30.5.5(5) of the Zoning Ordinance.

4. That the Council has made careful examination and consideration of the public purposes furthered by the Planned Development regulations and other regulations as well as the proposed modifications from such regulations in the Report on Harris Farms Planned Development-Housing Zoning and hereby finds and determines that the regulations approved for modification by this Ordinance either: 1) do not serve public purposes to a degree at least equivalent to such general zoning, subdivision, or other regulations or requirements where there are conflicts between the special PD regulations in Articles 30 and 31 and the general zoning, subdivision or other regulations or requirements, or 2) serve the public purposes furthered by the underlying regulation to an equal or greater degree where the actions, designs, or solutions proposed by the Report on Harris Farms Planned Development-Housing Zoning are not literally in accord with otherwise applicable PD or general regulations, as set forth in the Report on Harris Farms Planned Development-Housing Zoning and as required by Section 30.2 of the Zoning Ordinance in each particular case.

5. That the following area, lying on the north of Bob Wade Ln, and east and west of Mt. Lebanon Rd, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 2 and Residence 2-B Districts, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Planned Development - Housing District, LUI 45 and 56, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

A tract of land situated in Sections 26 and 27, Township 02 South, Range 01 West of the Huntsville Meridian, Madison County, Alabama, and being more particularly describe as beginning at the Northwest Corner of said Section 26; thence from the Point of Beginning, South 89 Degrees 44 Minutes 45 Seconds East a distance of 1330.76 feet; thence South 00 Degrees 51 Minutes 55 Seconds West a distance of 244.40 feet; thence South 89 Degrees 36 Minutes 26 Seconds East a distance of 129.19 feet; thence North 33 Degrees 01 Minutes 26 Seconds East a distance of 93.18 feet; thence North 09 Degrees 36 Minutes 35 Seconds East a distance of 83.20 feet; thence North 01 Degrees 29 Minutes 23 Seconds East a distance of 84.01 feet; thence South 89 Degrees 39 Minutes 57 Seconds East a distance of 2512.77 feet; thence South 00 Degrees 20 Minutes 42 Seconds West a distance of 2686.23 feet; thence South 00 Degrees 11 Minutes 35 Seconds West a distance of 1720.38 feet; thence South 71 Degrees 26 Minutes 48 Seconds West a distance of 205.91 feet; thence South 77 Degrees 13 Minutes 34 Seconds West a distance of

485.85 feet; thence South 89 Degrees 59 Minutes 03 Seconds West a distance of 1161.42 feet; thence North 81 Degrees 24 Minutes 54 Seconds West a distance of 58.38 feet; thence North 89 Degrees 40 Minutes 48 Seconds West a distance of 185.60 feet; thence South 83 Degrees 00 Minutes 14 Seconds West a distance of 29.65 feet; thence North 80 Degrees 07 Minutes 06 Seconds West a distance of 64.61 feet; thence North 87 Degrees 53 Minutes 17 Seconds West a distance of 100.62 feet; thence North 75 Degrees 41 Minutes 53 Seconds West a distance of 57.24 feet; thence South 84 Degrees 23 Minutes 29 Seconds West a distance of 70.97 feet; thence South 42 Degrees 53 Minutes 22 Seconds West a distance of 38.63 feet; thence South 89 Degrees 59 Minutes 04 Seconds West a distance of 179.28 feet; thence North 67 Degrees 25 Minutes 18 Seconds West a distance of 16.41 feet; thence South 53 Degrees 36 Minutes 20 Seconds West a distance of 10.63 feet; thence South 89 Degrees 59 Minutes 04 Seconds West a distance of 284.04 feet; thence North 84 Degrees 26 Minutes 16 Seconds West a distance of 21.10 feet; thence South 44 Degrees 28 Minutes 23 Seconds West a distance of 2.87 feet; thence South 89 Degrees 59 Minutes 03 Seconds West a distance of 732.74 feet; thence North 37 Degrees 02 Minutes 47 Seconds West a distance of 55.03 feet; thence North 84 Degrees 57 Minutes 53 Seconds West a distance of 76.30 feet; thence South 80 Degrees 38 Minutes 05 Seconds West a distance of 79.71 feet; thence North 82 Degrees 42 Minutes 28 Seconds West a distance of 74.30 feet; thence North 69 Degrees 17 Minutes 06 Seconds West a distance of 30.09 feet; thence North 02 Degrees 57 Minutes 59 Seconds West a distance of 69.85 feet; thence North 48 Degrees 30 Minutes 38 Seconds West a distance of 51.40 feet; thence North 78 Degrees 20 Minutes 16 Seconds West a distance of 78.06 feet; thence North 00 Degrees 48 Minutes 06 Seconds East a distance of 1789.16 feet; thence North 89 Degrees 58 Minutes 26 Seconds West a distance of 2685.79 feet; thence North 01 Degrees 00 Minutes 00 Seconds East a distance of 124.78 feet; thence North 00 Degrees 59 Minutes 59 Seconds East a distance of 199.70 feet; thence North 00 Degrees 59 Minutes 49 Seconds West a distance of 475.26 feet; thence North 00 Degrees 59 Minutes 51 Seconds West a distance of 145.85 feet; thence North 00 Degrees 01 Minutes 00 Seconds West a distance of 366.33 feet; thence South 89 Degrees 58 Minutes 27 Seconds East a distance of 2709.39 feet; thence North 00 Degrees 35 Minutes 12 Seconds East a distance of 1323.99 feet back to the Point of Beginning and containing 505.03 Acres, more or less.

6. The boundaries of the above district as described and defined above are hereby established and shall be shown on the Official Zoning Maps of the City of Huntsville, Alabama, on file in the Planning Division of the Urban Development Department, in accordance with the various classifications herein enumerated and hereafter the regulations governing said district under the Zoning Ordinance of the City of Huntsville, Alabama, shall apply to the area so described.

7. This ordinance shall take effect from and after the date of publication.

ORDINANCE NO. 26-495 (Cont'd)

ADOPTED this the ____ day of _____, 2026.

President of the City Council of
the City of Huntsville, Alabama.

APPROVED this the ____ day of _____, 2026.

Mayor of the City of Huntsville,
Alabama

ADOPTED this the ____ day of _____, 2026.

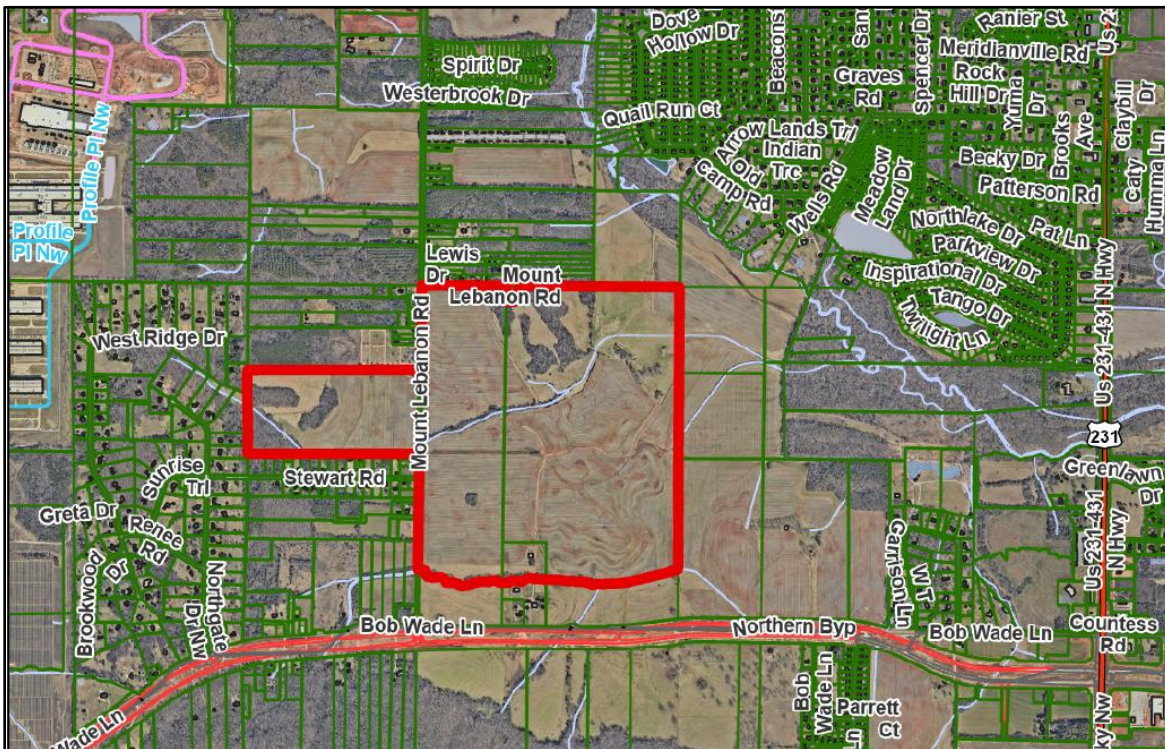
President of the City Council of
the City of Huntsville, Alabama.

APPROVED this the ____ day of _____, 2026.

Mayor of the City of Huntsville, Alabama

NOTICE OF CONSIDERATION OF A PROPOSED ORDINANCE REZONING LAND LYING ON NORTH OF BOB WADE LN AND EAST AND WEST OF MT LEBANON RD FROM RESIDENCE 2-B AND RESIDENCE 2 DISTRICTS TO PD-H PURSUANT TO ALABAMA CODE SECTIONS 11-52-77 AND 11-52-78 AND THE ZONING ORDINANCE OF THE CITY OF HUNTSVILLE, ALABAMA

The City Council of the City of Huntsville, Alabama, will hold a meeting at 5:30 P.M. on July 23, 2026, at Huntsville City Hall located at 305 Fountain Circle SW, Huntsville, Alabama 35801, in the City Council Chambers located on the 2nd floor at which the Council shall consider an ordinance rezoning of certain property located within the city limits of the City of Huntsville described herein from Residence 2 and Residence 2-B Districts to Planned Development-Housing District, Land Use Intensity (LUI) 45 and 56. A copy of the proposed ordinance and report to the Planning Commission with supporting documents is available for public inspection in the Planning Department at Huntsville City Hall. A public hearing shall be held at the meeting prior to consideration of the rezoning ordinance at which members of the public are invited to attend and provide comments in opposition to or in favor of the proposed rezoning. The property for which rezoning is to be considered is generally located north of Bob Wade Lane along Mount Lebanon Road with portions on the east and west side of Mount Lebanon Road and not extending further north than Lewis Drive, said property being commonly known as the Harris Farm. A map of the property proposed to be rezoned is included below.



REPORT ON THE HARRIS FARMS PLANNED DEVELOPMENT-HOUSING DISTRICT REZONING REQUEST

I. Request

The request is to rezone 505 acres (22,016,095 square feet) of land from Residence 2 (R2) and Residence 2-B (R2B) districts to Planned Development-Housing District (PD-H) district with a Land Use Intensity (LUI) rating of 45 and 56 with proposed Residential Floor Area for the development of 8,339,141 square feet. The Open Space requirement for this development is 16,028,059 square feet and 16,446,108 would be provided.

II. Location

The rezoning request is to allow the proposed Harris Farms Planned Development (HF-PD) on the land (*outlined and hatched in black on the image below*) that lies generally on the north of Bob Wade Lane, and east and west of Mount Lebanon Rd.



Figure 1. Vicinity Map

The subject property is currently zoned R2 and R2B districts. There is a small strip of land connecting the proposed HF-PD to Bob Wade Ln, which is currently zoned Highway Business C-4 district (C4). This piece of land would be excluded from this

rezoning request. The proposed HF-PD is adjacent and in proximity with properties zoned Residence 1, Residence 2-B, Neighborhood Business C-1, Highway Business C-4, and Planned Industrial Districts.

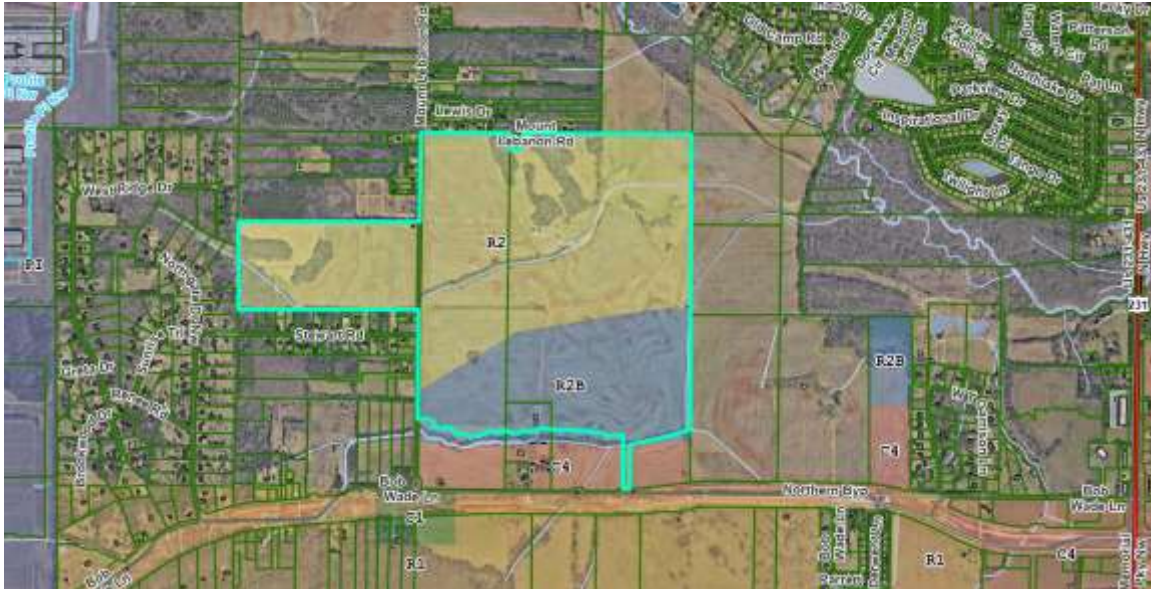


Figure 2. Zoning Map

The subject property has been generally used as agricultural farmland. Properties to its north, east, and west are within Madison County but outside the Huntsville city corporate limits. Adjacent properties to the south are within city limits and are still mostly undeveloped with some existing single-family homes. Existing developments within Huntsville city limits are to the west of the property and part of the North Industrial Park. To the east of the subject property, south of Bob Wade Lane and off Memorial Parkway, would be the new North Village Center development.

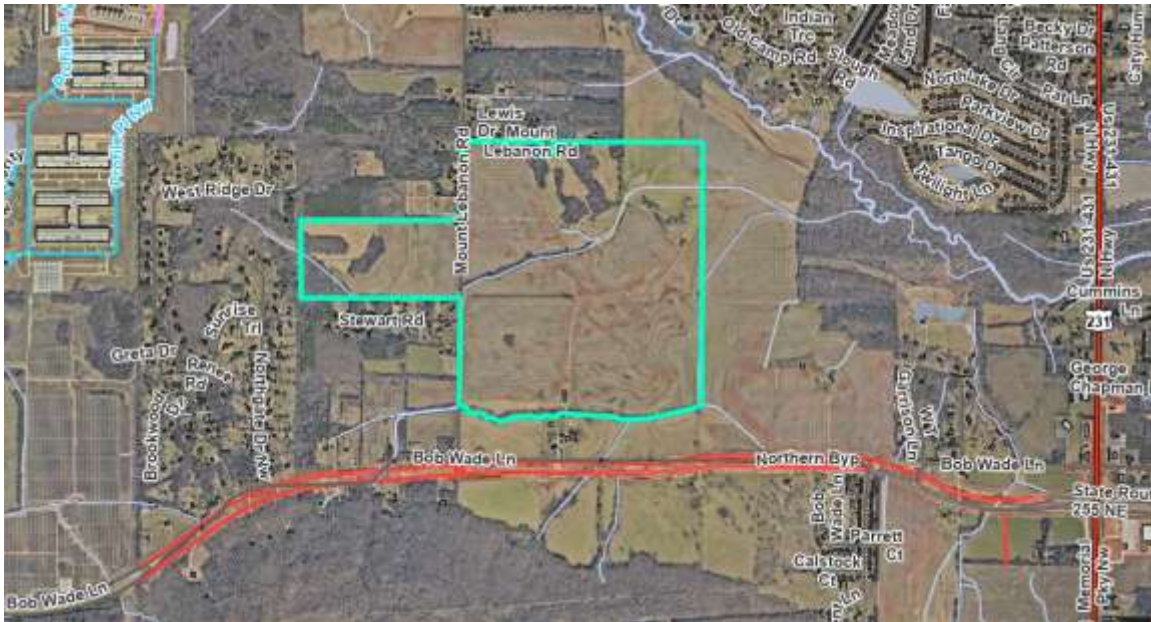


Figure 3. Aerial Map

III. Development

The proposed HF-PD is a residential development that offers three areas, each with specific housing types. The northern area will be age-targeted, single-family residential, which would allow three styles of detached single-family home on three different size lots. The western area will be single-family residential, which would allow for a minimum of two styles of detached single-family homes on two different sized lots. Meanwhile, the southern area will be for a mix of single-family residential, townhomes, and apartments. The southern area would allow for a minimum of two styles of detached single-family homes on two different sized lots.

1. **Permitted Uses.** The HF-PD application document proposes principal and accessory uses that are allowed generally under R2, R2B and PD-H districts of the city.

Residential Uses

- Single Family Attached Dwellings
- Single Family Detached Dwellings
- Multifamily Dwellings
- Non-commercial social, recreational and cultural facilities

Accessory Uses

- Sales office within amenities building

2. **Lot Standards.** The proposed HF-PD plans for 4 sizes of single-family lots with the smallest having 5,040 square feet lot area and 42 feet lot width. The PD-H rezoning requests modifications from the standard R2 and R2B lot sizes to allow for increased density, smaller lot sizes, and setbacks. The single-family lots to be created within the proposed HF-PD are as follows:

a. **30' Product** – 548 lots

Table 1. 30' Product Lot Standards

Density Controls	Minimum Measurement
Lot Area	5,040 square feet
Lot Width	42 feet
Front Yard	20 feet
Rear Yard	15 feet
Side Yard for 1-story dwelling	5 feet
Side Yard for 2-story dwelling	5.5 feet
Sum of side yards	12 feet
Maximum Stories	2 stories
Maximum height of building	30 feet
Lot coverage	63%

b. **40' Product** – 623 lots

Table 2. 40' Product Lot Standards

Density Controls	Minimum Measurement
Lot Area	6,240 square feet
Lot Width	52 feet
Front Yard	20 feet
Rear Yard	15 feet
Side Yard for 1-story dwelling	5 feet
Side Yard for 2-story dwelling	5.5 feet
Sum of side yards	12 feet
Maximum Stories	2 stories
Maximum height of building	30 feet
Lot coverage	63%

c. 54' Product – 226 lots

Table 3. 54' Product Lot Standards

Density Controls	Minimum Measurement
Lot Area	7,920 square feet
Lot Width	66 feet
Front Yard	20 feet
Rear Yard	15 feet
Side Yard for 1-story dwelling	5 feet
Side Yard for 2-story dwelling	5.5 feet
Sum of side yards	12 feet
Maximum Stories	2 stories
Maximum height of building	30 feet
Lot coverage	63%

d. Townhome Product – 141 lots

Table 4. Townhome Product Lot Standards

Density Controls	Minimum Measurement
Lot Area	2,200 square feet
Lot Width	24 feet
Front Yard	20 feet
Rear Yard	15 feet
Side Yard (<i>required at unattached ends of single-family attached dwelling complex</i>)	10 feet
<i>Townhome product will follow yard area requirements set forth by Article 13.2.3(10) and front of building offset requirements set forth by Article 13.2.3(7).</i>	
Maximum Stories	2 ½ stories
Maximum height of building	35 feet

3. **Building Type Overview.** The HF-PD proposes 1,538 single-family and 345 multi-family dwelling units with the following building types by category:

a. **Single Family Detached Dwellings (1,397 dwelling units)**

- Minimum 2,835 square feet
- Will have a minimum of two bedrooms
- Will have front-entry garages
- Will have at least a two-car garage

b. Single Family Attached Dwellings (141 dwelling units)

- Townhome product
- Will have a minimum of two bedrooms
- Will have front-entry garages
- Will have at least a one-car garage

c. Multifamily Buildings (345 dwelling units)

- 15 proposed buildings
- 345 dwelling units
- Maximum 4-stories, 60 feet tall

d. Amenities Buildings

- Maximum 1-story, 45' feet tall
- North amenity and sales center = 30,000 square feet
- West amenity center = 10,000 square feet
- South amenity center = 10,000 square feet

The proposed HF-PD application document also includes typical floor plans and visual representations for many of these building types to illustrate their design and floor layout. Primary building materials proposed are brick, wood, stone, cementitious siding, and stucco.

- 4. Community Design and Amenities.** The proposed HF- PD has the following overall design and amenities for the residential community:
- a. Proposes about 12 development phases with each phase varying in size and the timing of which will be market driven.
 - b. Farm style fencing along Mount Lebanon Road to enhance the existing character of the corridor
 - c. Monument signs will be placed at each major entrance to the subdivision as determined by the Zoning Administrator
 - d. Cluster mailboxes
 - e. Landscaped common areas
 - f. Nature trails
 - g. Clubhouse
 - h. Playgrounds
 - i. Dog Parks
 - j. Resort-style pool
 - k. Pickleball courts
 - l. All homeowners will be required to be a member of the Homeowners Association (HOA) for the proposed PD. The HOA Board would appoint its Architectural Review Committee (ARC) to review builder and future homeowners proposed plans based on the community's established design guidelines.

IV. Findings

Planned Development – Housing (PD-H) Districts are planned development districts principally for dwellings, and related uses and facilities. Planned Development (PD) Districts are intended for specialized purposes to be situated on tracts suitable in location, area and character for the uses and structures proposed, and are to be planned and developed on a unified basis. Plans for PDs are intended to provide comfort and convenience for occupants, facilitate protection of the character of surrounding neighborhoods, and provide facilities appropriate to the needs of the city.

Based on Section 30.5.5 of the Zoning Ordinance, the following were determined regarding the submitted plans for the proposed HF-PD:

1. *As to the suitability of the tract for the general type of PD zoning proposed, physical characteristics of the land, and relation of the proposed development to surrounding areas and existing and probable future development.*

The subject property is currently zoned R2, R2B, and C4. The R2 allows for a variety of single-family type dwellings. Meanwhile, R2B Districts are intended to cater residential needs with a higher density allowed and some commercial uses that complement the permitted residential uses such hotels and offices.

The proposed HF-PD will be accessible from Mt. Lebanon and Bob Wade Lane, which will become the Northern Bypass (State Route 255) after completion of construction and will connect to Research Park Blvd and US Hwy 72 East. To the west of the property is the North Industrial Parks. This is an expanding employment center that has broad transportation connectivity to the surrounding areas. Properties on the southwest corner of the intersection of North Memorial Pkwy and the Northern Bypass have been committed to a new commercial development named the North Village Town Center, which would include a big box retail. Adjacent to said commercial center a new hospital facility is planned.

The proposed HF-PD property and adjacent areas have been identified in the Big Picture Comprehensive Plan as the North subarea that *“has experienced disinvestment in both the commercial and residential sectors over the past decades.”* The plan notes that the foremost concern for the area is repairing and reversing the trend. It further states that *“it has been decades since any new sizable residential development has occurred in the district.”* The plan recognizes that new housing in the area could help encourage reinvestments in the older properties.

The HF- PD with its plan to build a mixture of residential dwellings aligns with the recommended action specifically for the North subarea of the Big Picture plan, which would be to coordinate zoning and development controls along the Northern Bypass to ensure that future growth patterns would not devolve into

sprawl. In addition, the proposed HF-PD plans would realize the following principles but not limited to as set forth by the Big Picture plan:

- a. *Aging in Place / Healthy Communities* – as the proposed HF-PD plans to construct a variety of housing types, these would create housing options to live out their lives either in the home they have known, or within their familiar neighborhood where they can lead a life of reasonable independence. Trails and sidewalks at Harris Farms propose to provide a serene natural environment for residents to exercise and feel connected to the local ecology. The intent is for the Harris Farms to be a pedestrian and age friendly community that practices in healthy living where the design of the neighborhood and amenities provide an easy choice for active living.
 - b. *Complete Streets* - several neighborhood nodes are being proposed throughout the proposed development that would support the various housing stock. The streets incorporate various elements including sidewalks, planting strips, and furnishings that serve as focal points for residents to access services, foster community interaction, and support neighborhood identity. The proposed street networks that have sidewalks and trails would also provide access for pedestrians to any potential businesses that could locate on the property off Bob Wade Lane, which is zoned C4.
 - c. *Design Guidelines* – while the proposed HF-PD plan does detail general design standards, it is the intent of this development to also establish an Architectural Review Board under its Homeowner Association that would review the aesthetic concerns of the community including but not limited to what colors and materials could be used for the structures to be constructed.
 - d. *Housing Choice* – the proposed HF-PD would allow for a mixed housing products and a variety of price points within the same area. This diversity in housing stock would help encourage a pattern of life cycle housing.
2. *As to relation to, and access from, major or collector roads, and to utilities and other facilities and services.*

The subject property is accessed off Mount Lebanon Rd and Bob Wade Lane which are classified as major collector and major arterial respectively in the 2025 Major Street Plan. Major collector and arterial streets as defined in the Subdivision Regulations are types of streets that could carry relatively high traffic volume; thus, they could sustain retail or other commercial establishments along its route. The density of residential dwelling units within the proposed HF-PD as it relates to traffic volume could be appropriately addressed for an optimized traffic flow.

The proposed development plan to establish primary connections that would act as the main arteries of the development. These connections provide essential access to homes, community amenities, and key gathering spaces. The thoroughfare within the proposed development intends for a wider pedestrian walkway, which would connect key areas like the clubhouse, playgrounds, and nature trails.

There are adequate utilities and services connections in the area for this proposed development to tie into.

3. *As to adequacy of evidence on unified control and suitability of any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed.*

A duly executed unified control report has been submitted.

4. *As to the suitability of plans proposed, or the desirability of changes, with reasons therefor.*

The proposed development meets the Land Use Intensity requirements based on the existing zoning district from which this proposed PD-H District will be established. The proposed development meets the required ratios, which are listed on the table below.

Table 5. Harris Farms Planned Development Land Use Intensity (LUI) Ratios

LUI Ratios	R2 district = 45 Rating		R2B district = 56 Rating	
	Required (acres)	Provided (acres)	Required (acres)	Provided (acres)
Minimum Open Space Ratio	261.95	265.49	106.00	112.06
Minimum Livability Space Ratio	169.92	223.01	60.57	83.29
Minimum Recreation Space Ratio	14.87	15.58	9.84	9.99
Maximum Floor Area Ratio	100.18	99.83	91.77	91.62

The proposed development is subject to and shall meet the following PD-H standards as per Sections 31.4 and 31.5 of the Zoning Ordinance:

- a. Site Planning, External Relationships
 - i. *Principal Vehicular Access Points* - The proposed HF-PD plan provides detailed diagrams and specifications for various street sections, outlining the widths for road pavement, sidewalks, planting strips, and landscaped medians for different street types. The plan proposes the following street types with varying right-of-way (ROW) dimensions:
 - (a) Main Boulevard – 80’ ROW
 - (b) Major Collector – 70’ ROW
 - (c) Minor Collector – 60’ ROW
 - (d) Local Road – 50’ ROW
 - ii. *Access for Pedestrians and Bicycles* - Access for pedestrians entering or leaving the district shall be by safe and convenient routes via its sidewalks. The community will feature trails and a wetland trail network with interpretive learning opportunities. Submitted plans indicate installation of a minimum 5 feet sidewalks on both sides of all streets within the development. Street designs also include a minimum of 6 feet planting strips, which would allow for the protection of pedestrians from natural elements and vehicular accidents.
 - iii. *Protection of Visibility - Automotive Traffic, Cyclists, and Pedestrians* - Protection of visibility for automotive traffic, cyclists, and pedestrians shall be as generally provided at Section 73.10 – Corner Visibility. Submitted plans will provide adequate corner visibility.
 - iv. *Uses Adjacent to Single-Family Residence Districts* – The property has been generally used as agricultural farmland. The property is surrounded by residential developments both outside and within the corporate limits of the city. Adjacent properties to the east, west, and north of the subject property are outside Huntsville City limits. The property to the south is currently zoned C4, where businesses could possibly locate. However, there is an existing stream that would act as a natural buffer to mitigate any conflicts in the intensity of uses between the proposed HF-PD and the southern C4 property.
 - v. *Yards, Fences, Walls, or Vegetative Screening at Edges of PD-H Districts* – The Harris Farms is vastly surrounded by properties outside the city’s corporate limits. There are natural vegetation existing in the subject property’s edges, which are intended to be kept. The proposed PD intends to install farm

style fencing along Mount Lebanon Rd to compliment the property's frontage and enhance the existing character of this corridor.

- vi. *Height Limitations at Edges of PD-H Districts* – Adjacent properties to the east, west, and north of the subject property are outside Huntsville City limits.
- vii. *Signs Permitted* – The proposed HF-PD will adopt the Sign Control Regulations of the Zoning Ordinance.

b. Site Planning, Internal Relationships

- i. *Streets, Drives, Parking and Service Areas* – Submitted PD plans propose streets, drives, parking and service areas that would provide safe and convenient access to dwelling units and general facilities, and for service and emergency vehicles.
- ii. *Vehicular Access to Streets* - Vehicular access to other streets or portions of streets to and from dwellings and amenity buildings as proposed in the submitted PD plans would be combined, limited, located, designed, and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner that minimizes marginal traffic friction and promotes free flow of traffic on streets without excessive interruption. The proposed development provides for vehicular access from the streets to individual dwelling units and amenity buildings.
- iii. *Ways for Pedestrians and Cyclists: Use by Emergency or Service Vehicles* – Submitted plans proposes a minimum of 5' sidewalk along both sides of the rights-of-way. This would provide connectivity and access to all the amenities of Harris Farms as well as safe pedestrian access within the development and possibly to the adjacent commercial property to the south. The plans are intended for residents to have access to diverse recreation and outdoor activities. Proposed Harris Farms plans intend to construct roadways that would allow for the use by emergency and service vehicles.
- iv. *Protection of Visibility - Automotive Traffic, Cyclists, and Pedestrians* - Protection of visibility for automotive traffic, cyclists, and pedestrians shall be as provided at Section 31.4.3. Submitted plans provide adequate corner visibility.

5. *As to the desirable specific modifications in generally applicable regulations or officially adopted plans, as applicable in the particular case, based on determinations that such modifications are necessary or justified in the particular case by demonstration that the public purposes of PD or other regulations would be met to at least an equivalent degree by proposals of the applicant.*

The following are the modifications requested for the Harris Farms PD and the justifications provided in the submittal. Approval of the requested modifications shall not exempt any portion of the development from any applicable rules and regulations that promote public health, safety, and general welfare, examples of which include, but are not limited to, Fire and Building Codes. Any portion of the Zoning and Subdivision Regulations not modified through the PD-H District approval process shall still be deemed applicable and enforceable. Below includes the analysis and recommendations on the proposed modifications and justifications as stated in the PD Submittal Packet.

a. Density Controls

- i. **Requirement.** The tables below detail the existing density control requirements for single-family lots with the existing R2 and R2B zoning district and what is proposed in the Harris Farms PD.

Table 6. Density Controls for single-family detached dwelling lots

Density Controls	R2 & R2B Minimum Requirements	Harris Farms Proposed Minimum Standard
Lot Area	6,000 square feet	5,040 square feet
Lot Width	50 feet	42 feet
Front Yard	20 feet	20 feet
Rear Yard	25 feet	15 feet
Side Yard for 1-story dwelling	5 feet	5 feet
Side Yard for 2-story dwelling	6 feet	5.5 feet
Sum of side yards	14 feet	12 feet
Maximum Stories	2 stories	2 stories
Maximum height of building	30 feet	30 feet
Maximum total building area	40%	63%

Table 7. Density Controls for Single-family attached dwelling lots

Density Controls	R2 & R2B Minimum Requirements	Harris Farms Proposed Minimum Standard
Lot Area	2,200 square feet	2,200 square feet
Lot Width	20 feet	24 feet
Front Yard	10 feet	20 feet
Rear Yard	15 feet	15 feet
Side Yard (required at unattached ends of single-family attached dwelling complex)	10 feet	10 feet
Maximum Stories	2 ½ stories	2 ½ stories
Maximum height of building	35 feet	35 feet
Parking	Rear loading	Front loading

- ii. **Modifications.** The following are the density controls modifications being requested:
 - (a) Minimum single-family lot area from 6,000 square feet (SF) to 5,040 SF
 - (b) Minimum single-family lot width from 50 linear foot (LF) to 42 LF
 - (c) Minimum side yard for two-story home from 6 LF to 5.5 LF
 - (d) Minimum sum of side yards from 14 LF to 12 LF
 - (e) Maximum total building area from 40% to 63%
 - (f) Minimum rear setback from 25 LF to 15 LF
 - (g) Townhome product loading from rear-loaded to front-loaded
 - (h) Height of sales/amenity buildings from 30 ft to 45 ft.

- iii. **Justification.** The requested modifications on the density controls for Harris Farms allow for more diversity of product type, a larger inventory of much needed housing for Huntsville, and helps spread out the development cost to keep the project feasible and affordable for everyone, residents and developers alike.

- iv. **Analysis and Recommendation.** The requested modifications combined with the overall design of the development shall meet the intent of existing standards and regulations by providing suitable management of land use and infrastructure to an equivalent degree with that of the R2 and R2B district requirements while still aligning with the overall visions and needs of the City of Huntsville as noted in its Big Picture plan.

b. Minimum Right-of-Way (ROW) Pavement Widths

- i. Requirement.** The Subdivision Regulations of the city require a minimum of 26 feet of pavement for a 50-foot local ROW.
- ii. Modifications.** Street cross sections for the 50-foot ROW in the proposed HF-PD will have from centerline 12 feet of pavement (24 feet total), 6 feet of planning strip, and 5 feet of sidewalk.
- iii. Justification.** This modification would still promote safe streets by creating an environment that encourages drivers to slow down and be watchful for pedestrians. The modified pavement widths together with the planting strips and sidewalks will promote walkable, safe streets.
- iv. Analysis and Recommendation.** The proposed modifications on the local ROW minimum pavement width combined with the overall design of the development including proposals for larger ROW where appropriate, shift priority from vehicular movement and separation of uses to safe, compact and walkable streets. Within the proposed HF-PD, as the requested modifications would be on the applicable Subdivision Regulations, these have been reviewed combined with the overall design of the development, which has been found to accomplish the purposes of the applicable regulation to an equivalent degree as it promotes economical and efficient land use, creating a creative design that shall meet the intent of existing standards and regulations. Approval of the proposed amendments to the existing regulations is recommended, which shall be part of the regulations adapted to such unified planning within the proposed PD, contingent upon the project's continued and complete compliance with the approved overarching PD Submittal Packet.

Situations not covered by the adopted ordinance and supplemental documents shall be regulated by appropriate existing Huntsville ordinances and regulations.

Failure to comply with or otherwise fail to satisfy the conditions under which approval is granted for the PD-H rezoning may be grounds for actions as provided by Section 30.6 of the Zoning Ordinance.

ADDITIONAL DOCUMENTS SUBMITTED TO THE PLANNING COMMISSION IN COMPLIANCE WITH ZONING ORDINANCE REGULATIONS

General Development Plan
Boundary and Topographic Survey
Vicinity/Zoning Map
Existing Conditions Map
Street Network & Street Cross Sections

Illustrations of Typical Building Designs
Site Layout
Open Space Plan
Landscaping Plan
Unified Ownership Document



HARRIS
FARMS

PD-H SUBMITTAL FOR A
RESIDENTIAL MASTERPLANNED COMMUNITY AT HARRIS FARMS

MAY 2026

MASTER DEVELOPER:



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H A R R I S
 F A R M S

Print Date: May 1 , 2026

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Lebanon, TN 37090
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Suncrest communities harmoniously combine residential and commercial spaces. Emphasizing the residents’ needs as our top priority, we meticulously design each aspect of our communities to serve diverse and versatile purposes. Whether you seek a new home, recreational facilities, or retail amenities, you’ll find an array of options tailored to suit every individual. Immerse yourself in a vibrant atmosphere where the boundaries between work, life, shopping, and leisure seamlessly blend together. Discover a Suncrest community.

Synopsis

REZONING REQUEST:

Suncrest and Pulte Group respectfully requests rezoning of Parcels 07-08-27-0-000-011.000, and portions of Parcels 07-07-26-0-000-003.000, 07-07-26-0-000-005.000, and 07-07-26-0-000-002.000, and 07-07-26-0-000-006.000, in Huntsville, Alabama which is approximately 505 acres to a Planned Housing Development (PD-H) in order to create Harris Farms. The base zoning for these areas was set as Residence 2 (R2) in the northern and west portions and Residence 2-B (R2B) in the southern portion. Other than a small strip of land connecting the PUD to Bob Wade Ln, the commercial piece of the recently annexed and base zoned property (Highway Business C-4) is excluded from this rezoning request. The property is located along the north side of Bob Wade Lane, east/west of Mount Lebanon Road, approximately 1.5 miles west of Memorial Parkway NW.

The northern portion of Harris Farms in the R2 base zoning district (east of Mount Lebanon Road) will contain an age-targeted, single family residential community. This area will be referred to as the “north area”

The remainder of this portion of Harris Farms in the R2 base zoning district (west of Mount Lebanon Road) will contain single-family residential. This area will be referred to as the “west area”.

The portion of Harris Farms in the R2B zoning district will contain a mix of single-family residential, townhomes, and apartments, naturally stepping down from the C4 district. This area will be referred to as the “south area”.

The proposed Planned Housing Development in the north area will allow for three styles of detached single-family home on three different sized lots. All homes will be front entry garages and will have a minimum of two bedrooms. All single-family detached homes will include, at a minimum, a two-car garage.

The proposed PD-H in the west and south areas will allow for two styles (at a minimum) of detached single-family home on two different sized lots (at a minimum) in the

single-family areas.

All single-family homes will be front entry garages and will have a minimum of two bedrooms. All single-family detached homes will include, at a minimum, a two-car garage. All townhomes will be front entry garages and will have a minimum of two bedrooms. All townhomes will include, at a minimum, a one-car garage. Design and Parking for the apartment area will meet City of Huntsville minimum requirements.

The PD-H offers multiple amenity packages with a variety of recreation types throughout the development. Open space and amenities will account for a large portion of the development’s land area. The north area amenity center, located along the north-central portion of the site, will feature potential amenities such as a large-scale clubhouse, fitness center, sales center, an indoor and outdoor swimming pool, sport courts and pool cabana. The west and south amenity center(s) will feature attractive amenity options for the community, such as a pool and cabana along with passive opportunities for dog parks,

tot lots, and gathering spaces. The plan includes a variety of parks and open spaces throughout the community for both active and passive recreation. We take pride in the rich agricultural origins of our property, and value art as an important element of the community. The community primary entry’s sense of arrival will incorporate an open meadow concept, key placement of proposed trees and plant material for enhanced arrival experience.

To compliment the property’s frontage for portions along Mount Lebanon Road, strategic placement of a farm style fencing will enhance the existing character of this corridor. Sidewalks will interconnect the network of new streets to create a pedestrian friendly neighborhood. Monument signage and enhanced landscaping may be located at each community entry along Mount Lebanon Road and at the property connection through the future commercial piece. A Homeowners Association will be created by the developer. The HOA will maintain the common areas and enforce covenants and restrictions of the Planned Unit Development.



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At Thomas & Hutton, projects are more than just job numbers. They are Places. Communities. Foundations. Legacies. Life. Each one is unique and backed by our people's passion and drive to literally shape the world we live in to make it a better place. Our work breathes life into our communities, brings prosperity and jobs, and are catalysts in delivering our promises that cultivate meaningful relationships.

Thomas & Hutton provides comprehensive solutions to complex engineering and design challenges to a diverse group of private and public clients. We provide professional consulting; civil, environmental, structural and marine, transportation, water resources, and water and wastewater engineering; surveying; planning; landscape architecture; geographic information system (GIS), and construction administration services to clients in an array of markets in Georgia, South Carolina, North Carolina, Tennessee, and throughout the southeast.



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Land Surveying is a vital part of any development project. Our team of professional land surveyors, expert field crews, and talented office staff are here to serve your needs.

Schoel was founded on the practice of Land Surveying since 1888. Since then, the profession, its professional standards, and technologies have evolved but Schoel's unwavering commitment to quality and precision has remained the same.

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We developed our unique combination of services and highly proficient, well-trained team as a direct response to client needs. We believe that in today's marketplace, clients seek a single source for quality industrial and environmental services and regulatory guidance and consulting. This structure results in more efficient communication between our field operations, project managers, and clients.

You can rest assured that you've found your ideal environmental partner through our mix of services, expertise, and "one-stop-shop" approach.

Vision



HEALTHY LIVING

Harris Farms prides itself in being a community that practices in healthy living through a pedestrian and age friendly community. In order to promote healthy living the community led by a professional lifestyle director will create an environment where healthy choices are an easy option with access to walking trails, parks, and a premier fitness facility and pool.

FRIENDSHIP

At a certain point in our lives, making new friends isn't quite the way it once was. The good news is that 'retired' doesn't have to mean 'alone'. Your neighbors become friends, support, and even travel companions. In Harris Farms communities, there are always fun and engaging activities, and new friendships being born all the time.



After you have devoted much of your adult life to family and career, it is perfectly natural to want to experience the things that may have been put on hold. Now you have the freedom to explore the hobbies, pastimes, and destinations you always wanted. As a resident of a Harris Farms community, you have the freedom to enjoy rich life experiences with new friends and neighbors in an inviting, vibrant neighborhood.



HARRIS FARMS



AMENITIES

An extensive amenity package plays a large role in creating an active community. At Harris Farms, an active community revolving around planned activities, such as walking groups and yoga classes, will facilitate interactions among neighbors. At the center of it all is an amenity center with a clubhouse, state-of-the-art fitness center, event pavilion, grand event lawn, and swimming pool.



TRAILS & SIDEWALK

Trails and sidewalk at Harris Farms will provide a serene natural environment for residents to exercise and feel connected to the local ecology. Interpretive learning opportunities throughout the wetland trail network will engage residents to take ownership and pride in their community's ecology. A community garden will provide opportunities for residents to maintain a small plot of produce or flowers and meet



their neighbors in programmed gardening events.

Strategically located near major employment hubs and enriched with trails, ponds, and green spaces, Harris Farms Communities are more than just places to live—they're places to thrive. Experience the perfect blend of smart design, resort-style living, and environmental responsibility.

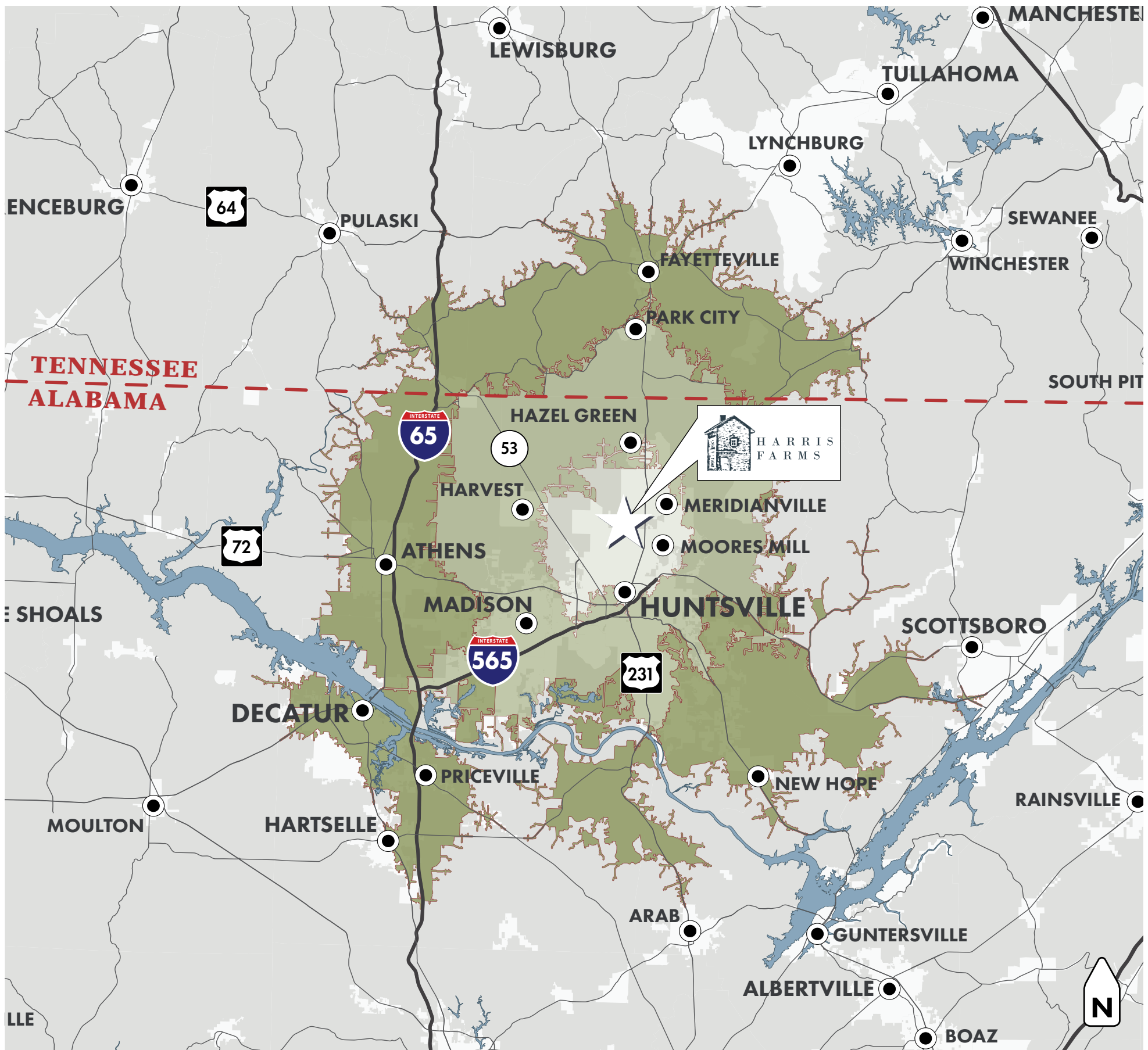


FAMILY

Family is the foundation of a fulfilling life, and at Harris Farms, we've created a community where those bonds can grow stronger every day. Here, family isn't just who you live with, it's the sense of belonging that surrounds you. From thoughtfully planned amenities to events that bring generations together, we make it easy for your loved ones to feel at home and for your best life to truly begin.

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Location Map

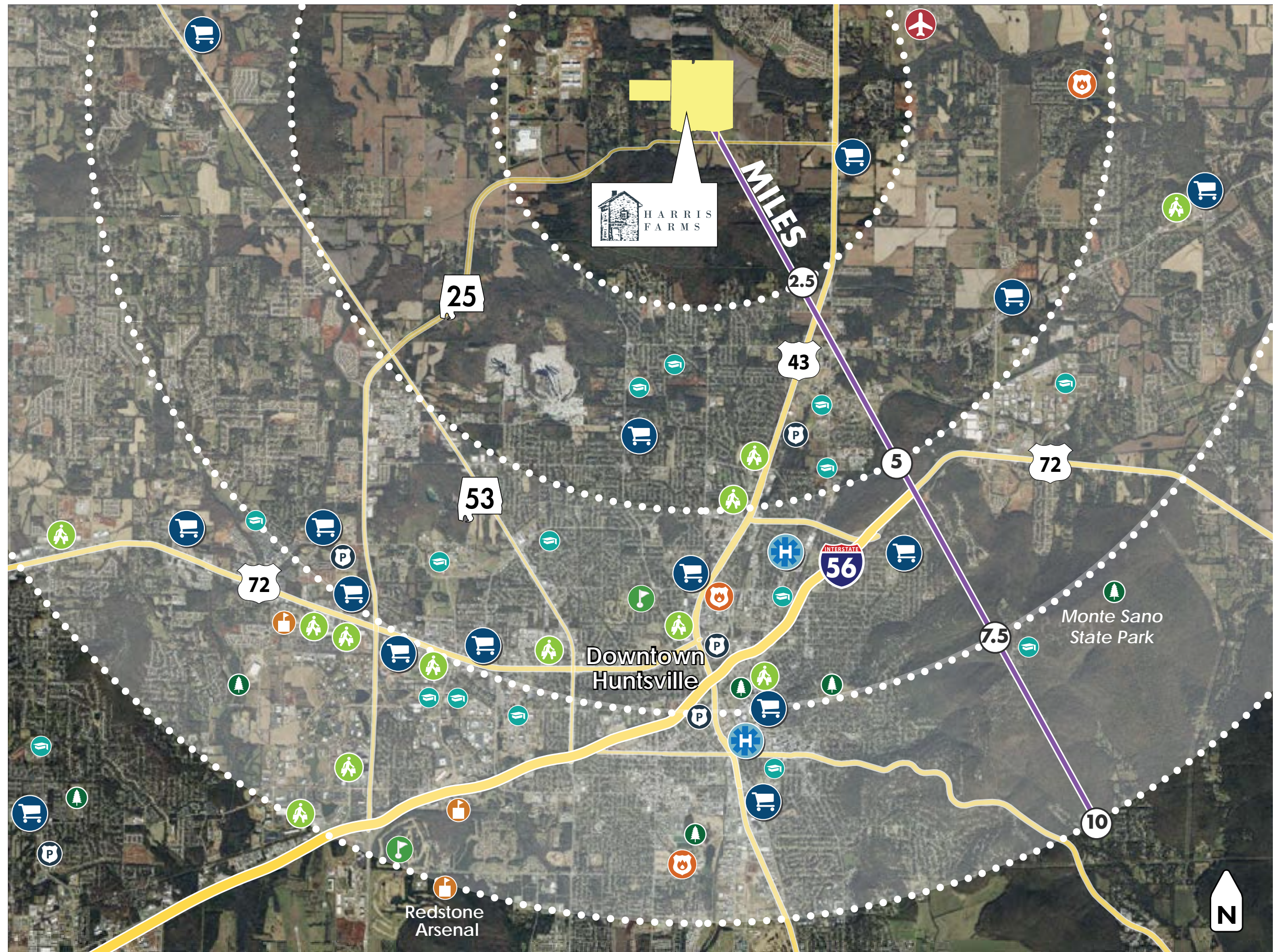
- MINUTE DRIVE **15**
- MINUTE DRIVE **30**
- MINUTE DRIVE **45**



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Proximity Map

-  AIRPORT
-  FIRE/EMS
-  GOLF
-  GROCERY
-  HOSPITAL / MEDICAL
-  PARKS & RECREATION
-  POLICE / SHERIFF
-  SHOPPING
-  SCHOOLS / HIGHER-ED
-  SPACE / MILITARY





HARRIS FARMS
HUNTSVILLE

EXISTING CONDITIONS



The property was recently annexed into the City of Huntsville. The property will ultimately have access to public Rights-Of-Way at four locations. One entrance will be located along the northern ROW of Bob Wade Lane. Two entrances to the east parcels will be located on the eastern ROW of Mount Lebanon Road, and two entrances to the west parcel will be located on the western ROW of Mount Lebanon Road. In addition, the development has planned multiple stub streets to neighboring properties to allow interconnectivity in the future as those parcels develop.

The property will connect its sanitary sewer collection system via forcemain to the existing sanitary sewer gravity main on the recently improved Bob Wade Lane. An on-site pump station will be utilized. The sanitary sewer system will be under the jurisdiction of the City of Huntsville – Water Pollution Control. An availability letter has been provided by the City of Huntsville for the proposed development.



Huntsville Utilities is the utility provide for water, electric, and gas. Water services will be connected to existing mains on Mount Lebanon Road and/or Bob Wade Lane. Potential off-site water improvements may be required. Water service will be provided by Huntsville Utilities.

Huntsville Utilities will provide electrical service to the project. Existing electric lines run along both Mount Lebanon Road and Bob Wade Lane.



Huntsville Utilities will provide natural gas service to the project. Existing gas lines run along Mount Lebanon Road and south of Bob Wade Lane.

An availability letter has been provided by Huntsville Utilities for water, electric, and gas for the proposed development.

Property Boundary









KEY

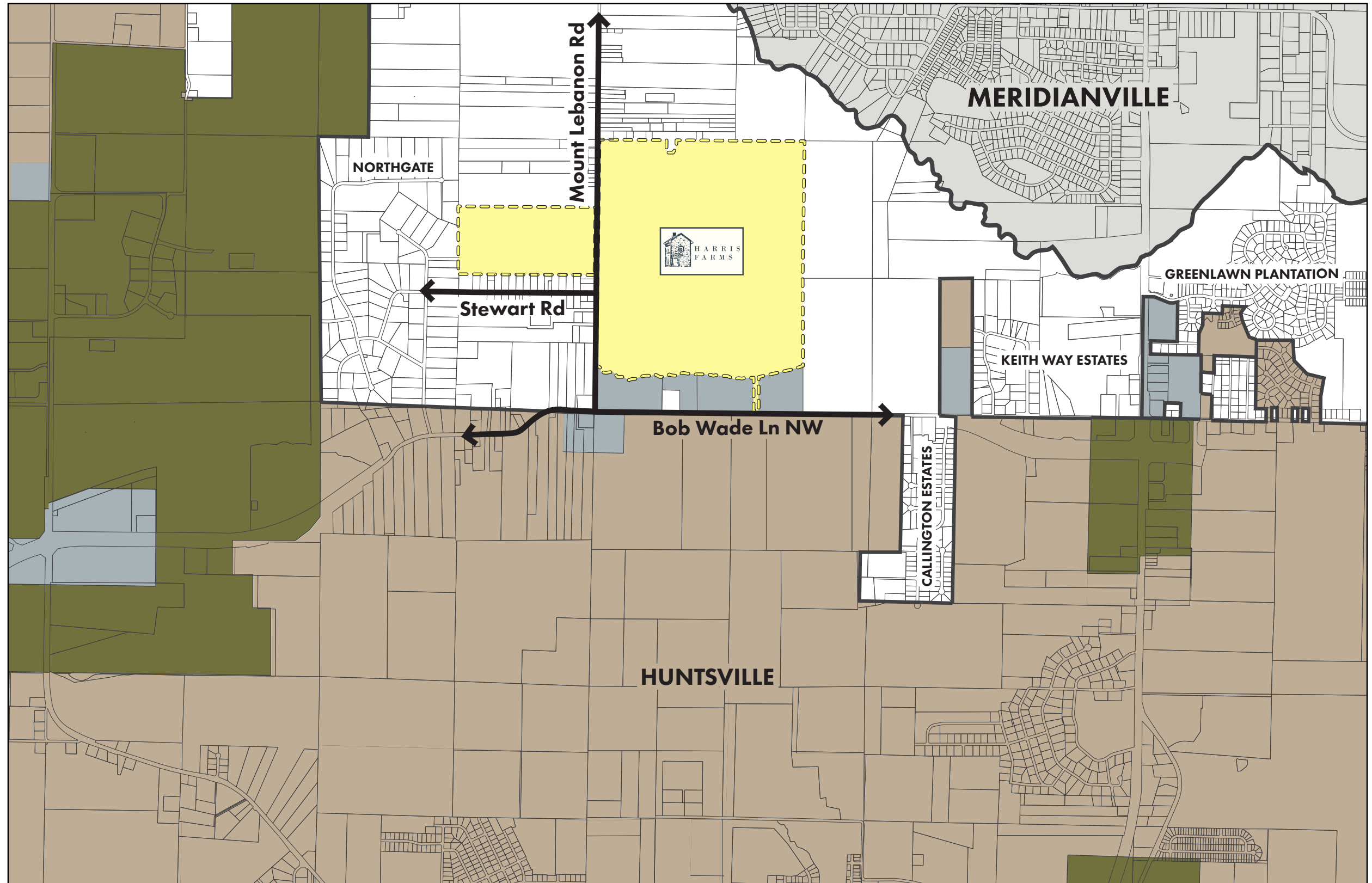
	HARRIS FARMS 505.4 ACRES
	LANDSCAPE EASEMENT
TOTAL SITE ACREAGE505.4 AC	

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Adjacent Zoning

KEY

	RESIDENTIAL
	INDUSTRIAL
	COMMERCIAL
	MUNICIPALITY LIMITS
	UNINCORPORATED AREA
	HARRIS FARMS







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Existing Utilities & Easements



KEY

	HARRIS FARM BOUNDARY
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY SEWER LINE

Utility locations shown are **approximate** and based solely on PDF maps provided by the City of Huntsville and Huntsville Utilities. These drawings are intended for illustrative purposes only and may not reflect precise field conditions.

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Topography

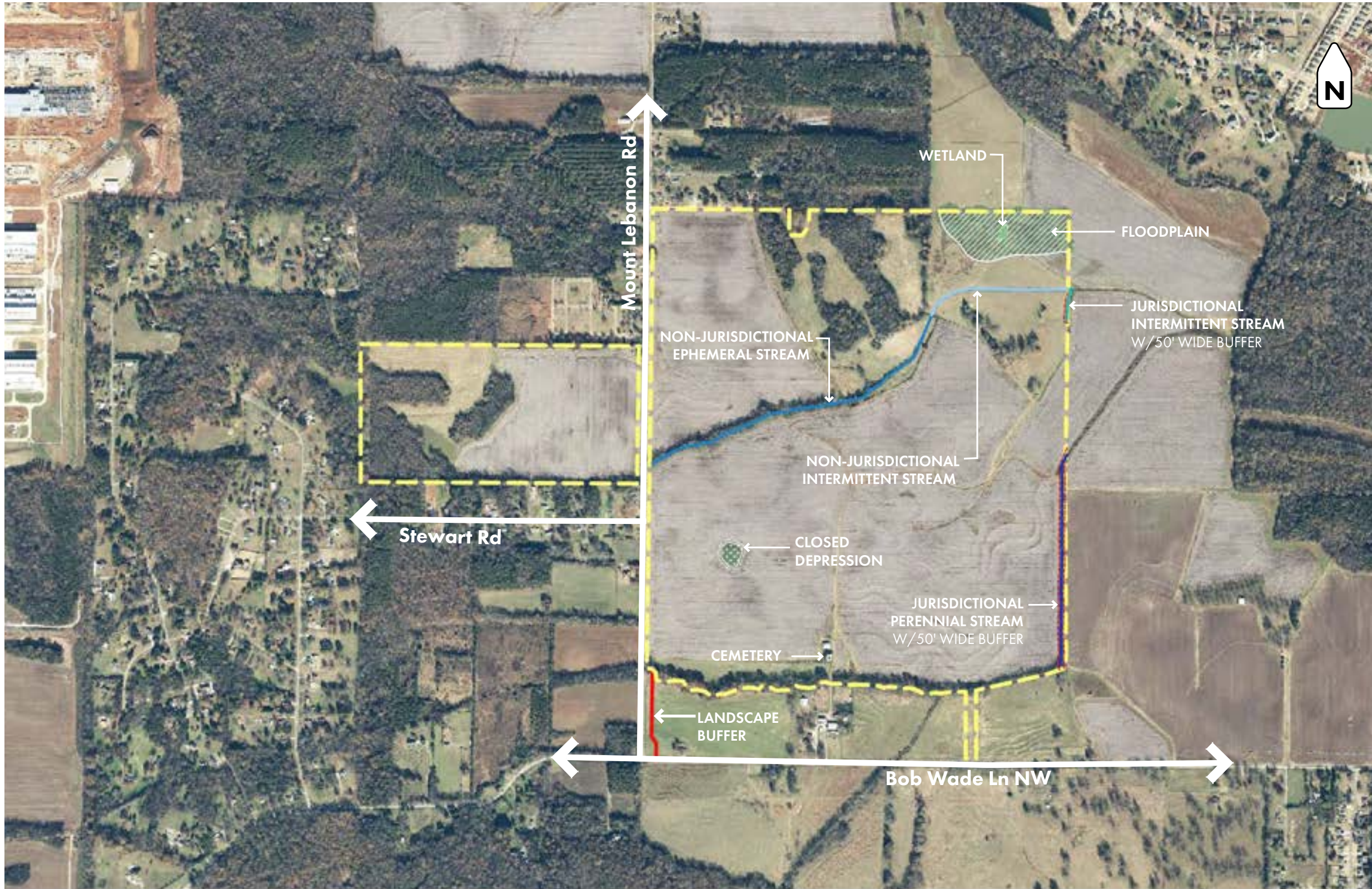
KEY

 DRAINAGE FLOW








 800 CONTOUR



Wetlands & Streams



KEY

	WETLAND
	FLOODPLAIN
	CLOSED DEPRESSION
	EPHEMERAL STREAM (NON - JURISDICTIONAL)
	INTERMITTENT STREAM (NON - JURISDICTIONAL)
	INTERMITTENT STREAM (JURISDICTIONAL)
	PERENNIAL STREAM (JURISDICTIONAL)

Site Photography







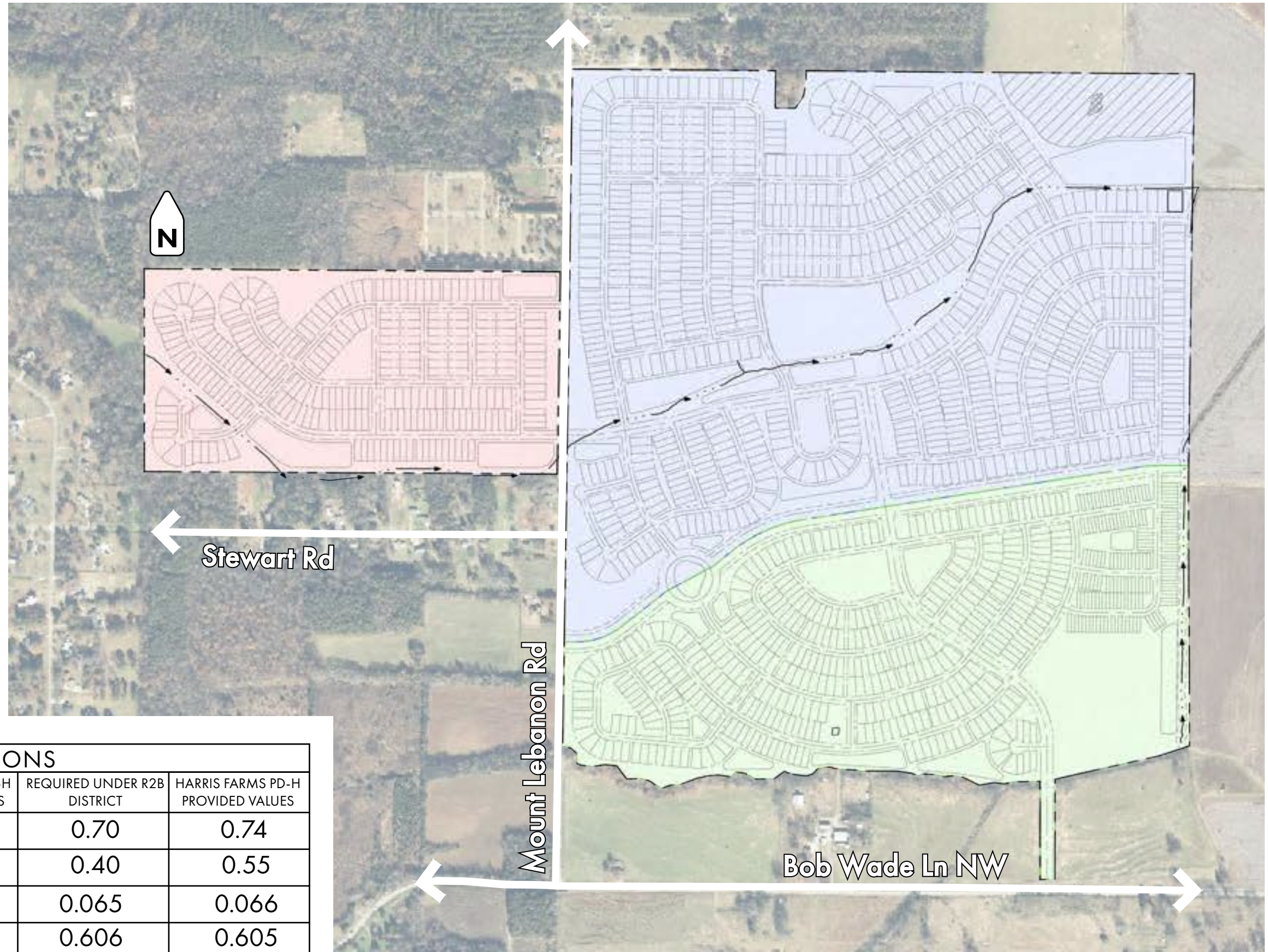
HARRIS FARMS
HUNTSVILLE

PROPOSED COMMUNITY

Overall Map (Land Use Intensity Calculations)

KEY

- HARRIS FARMS NORTH (R2)
- HARRIS FARMS WEST (R2)
- HARRIS FARMS SOUTH (R2B)



LUI CALCULATIONS				
	REQUIRED UNDER R2 DISTRICT	HARRIS FARMS PD-H PROVIDED VALUES	REQUIRED UNDER R2B DISTRICT	HARRIS FARMS PD-H PROVIDED VALUES
MINIMUM OPEN SPACE RATIO	0.74	0.75	0.70	0.74
MINIMUM LIVE ABILITY SPACE RATIO	0.48	0.63	0.40	0.55
MINIMUM RECREATION SPACE RATIO	0.042	0.044	0.065	0.066
MAXIMUM FLOOR AREA RATIO	0.283	0.282	0.606	0.605

Overall Map

KEY

HARRIS FARMS SOUTH (880 DUs)				
PRODUCT	30'	40'	TOWN HOME	APARTMENTS
DWELLING UNITS	194	200	141	345

HARRIS FARMS NORTH (754 DUs)			
PRODUCT	30'	40'	54'
DWELLING UNITS	226	302	226

HARRIS FARMS WEST (249 DUs)		
PRODUCT	30'	40'
DWELLING UNITS	128	121

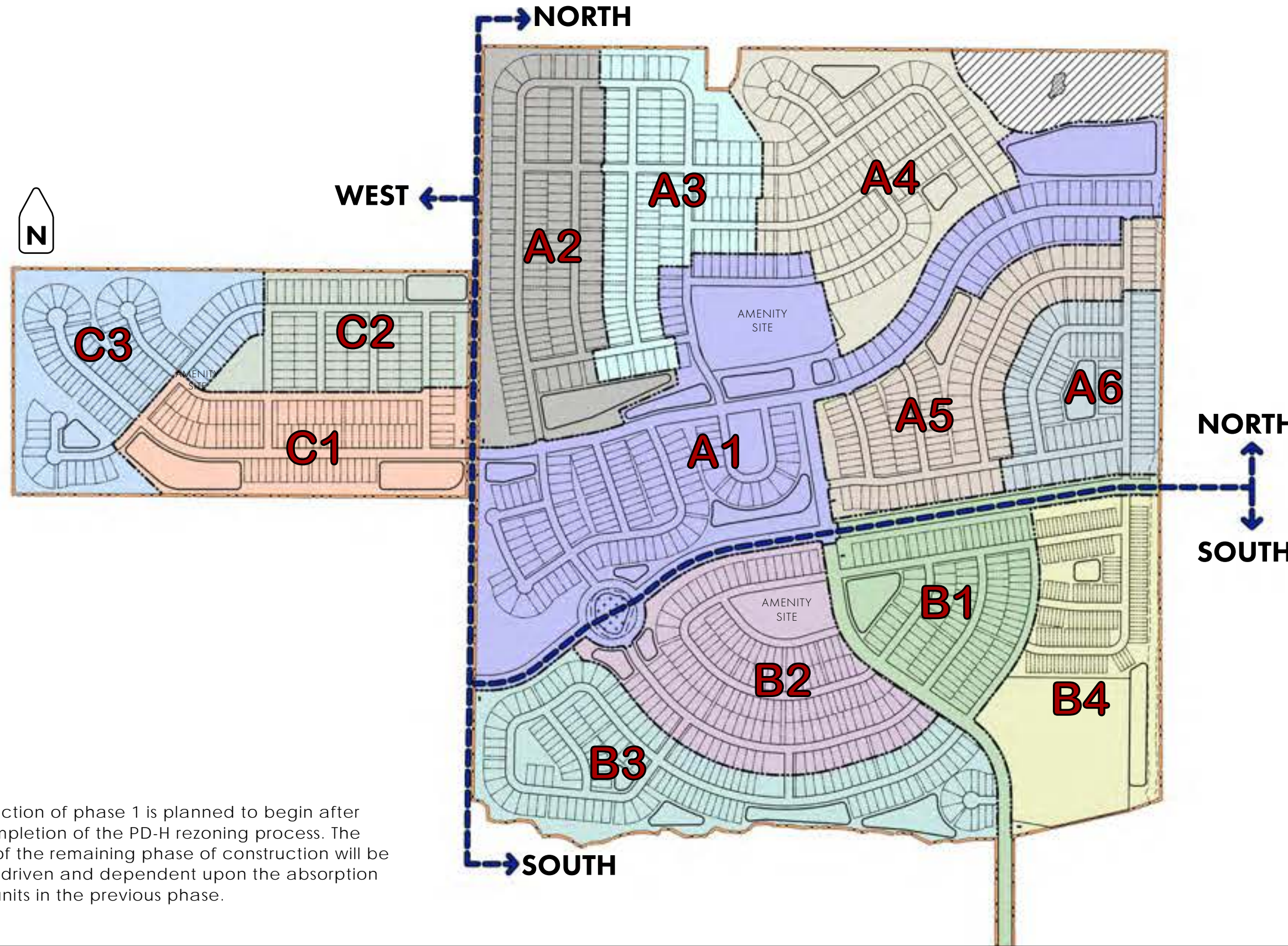
HARRIS FARMS OVERALL (1,883 DUs)					
PRODUCT	30'	40'	54'	TOWN HOME	APARTMENTS
DWELLING UNITS	548	623	226	141	345

LOT WIDTH

30' PRODUCT :	42' MINIMUM AT FRONT SETBACK
40' PRODUCT :	52' MINIMUM AT FRONT SETBACK
54' PRODUCT :	66' MINIMUM AT FRONT SETBACK
TOWNHOME PRODUCT :	24' MINIMUM AT FRONT SETBACK



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KEY

HARRIS FARMS NORTH

- PHASE A1
- PHASE A2
- PHASE A3
- PHASE A4
- PHASE A5
- PHASE A6

HARRIS FARMS SOUTH

- PHASE B1
- PHASE B2
- PHASE B3
- PHASE B4

HARRIS FARMS WEST

- PHASE C1
- PHASE C2
- PHASE C3

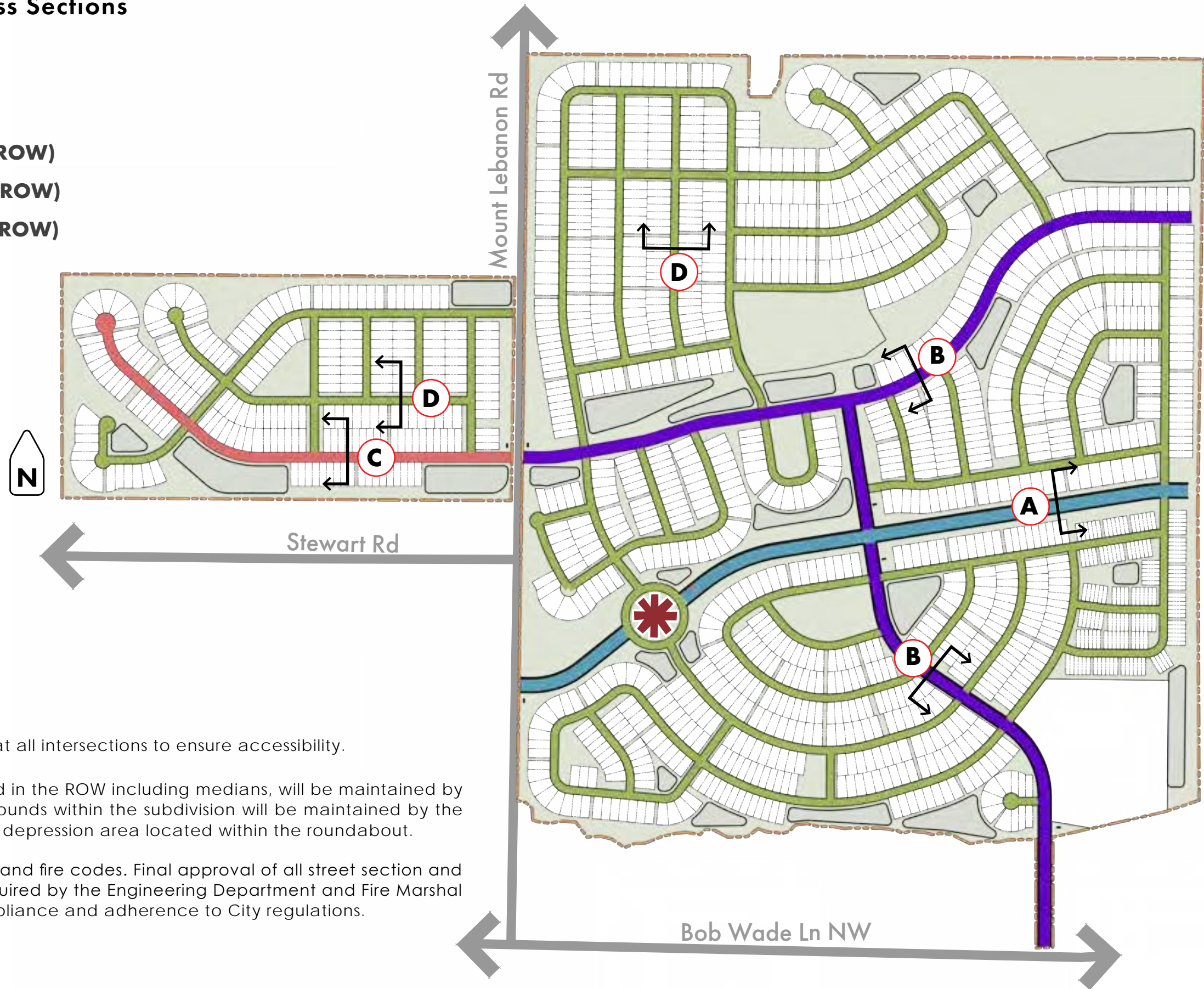
Note:

Construction of phase 1 is planned to begin after the completion of the PD-H rezoning process. The timing of the remaining phase of construction will be market driven and dependent upon the absorption of the units in the previous phase.

Street Network & Street Cross Sections

KEY

-  EXISTING ROAD
-  MAIN BOULEVARD (80' ROW)
-  MAJOR COLLECTOR (70' ROW)
-  MINOR COLLECTOR (60' ROW)
-  LOCAL ROAD (50' ROW)
-  ROUNDABOUT



Notes:

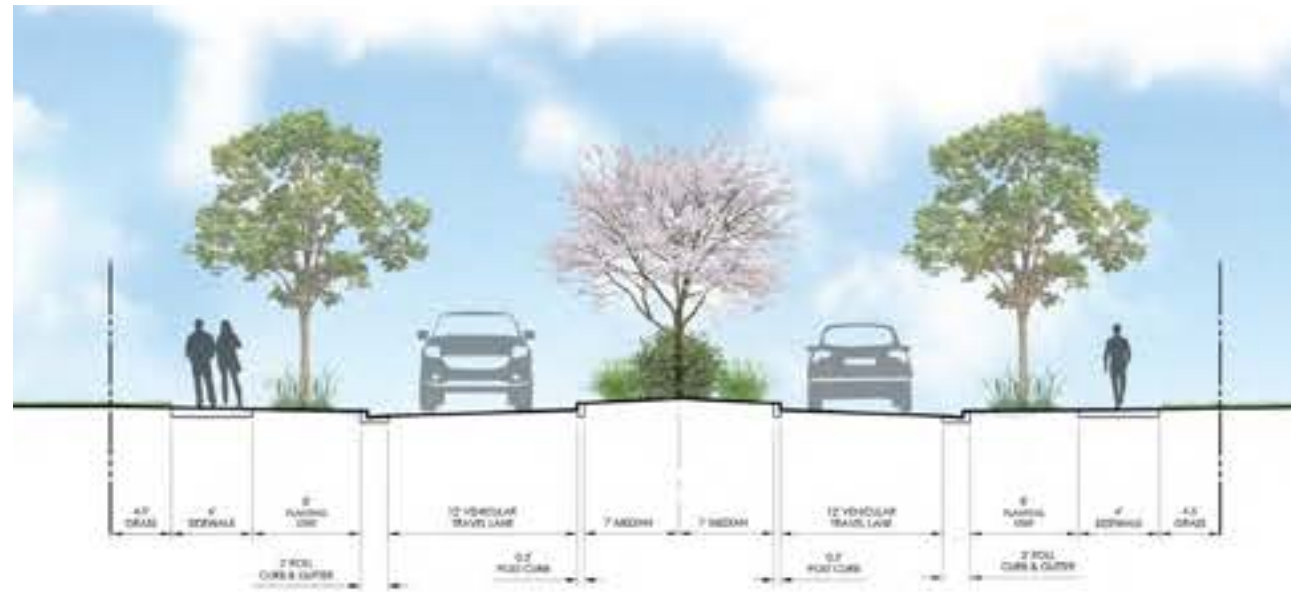
ADA-compliant ramps are required at all intersections to ensure accessibility.

The grass, shrubs and flowers planted in the ROW including medians, will be maintained by the Developer/HOA. All common grounds within the subdivision will be maintained by the Developer/HOA. This will include the depression area located within the roundabout.

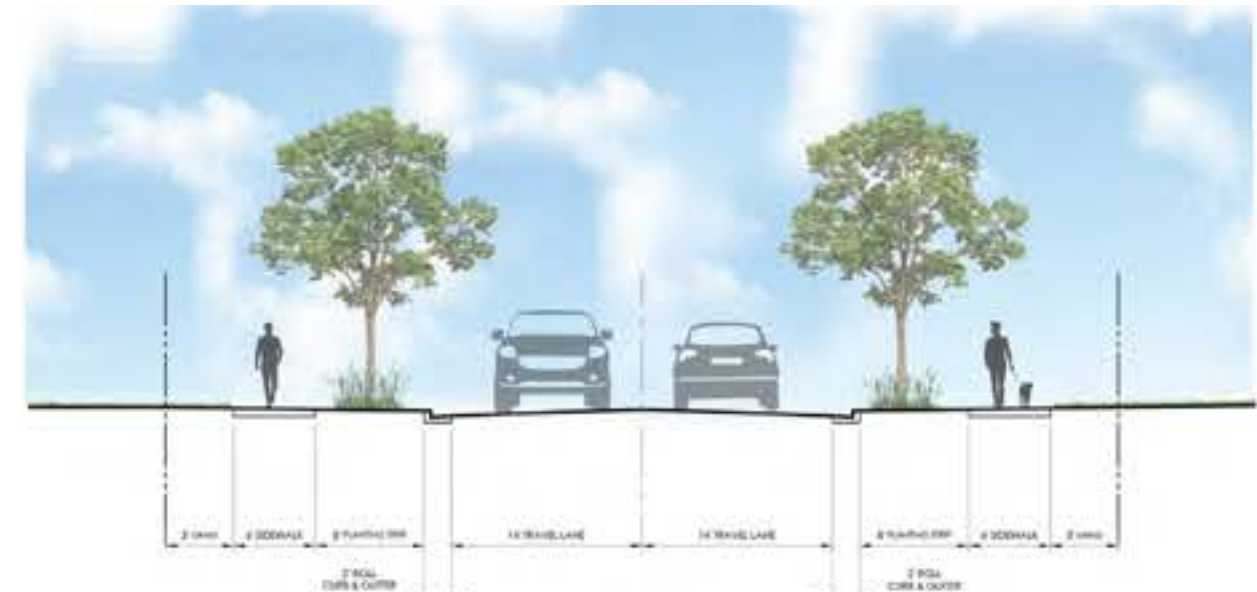
All intersections will meet regulatory and fire codes. Final approval of all street section and street construction documents is required by the Engineering Department and Fire Marshal and will be based on fire code compliance and adherence to City regulations.

Disclaimer:

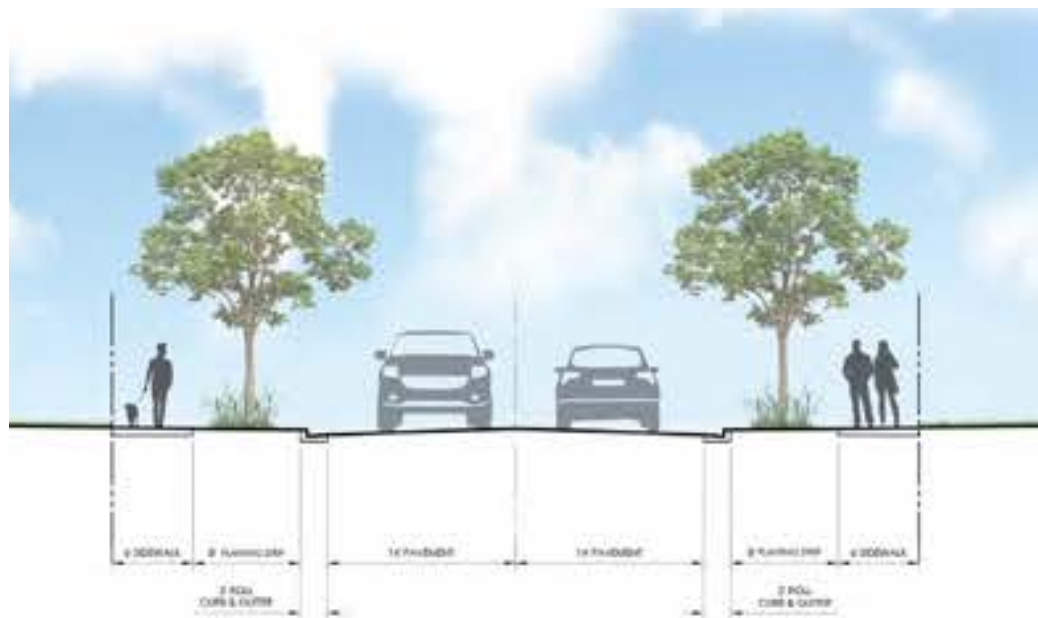
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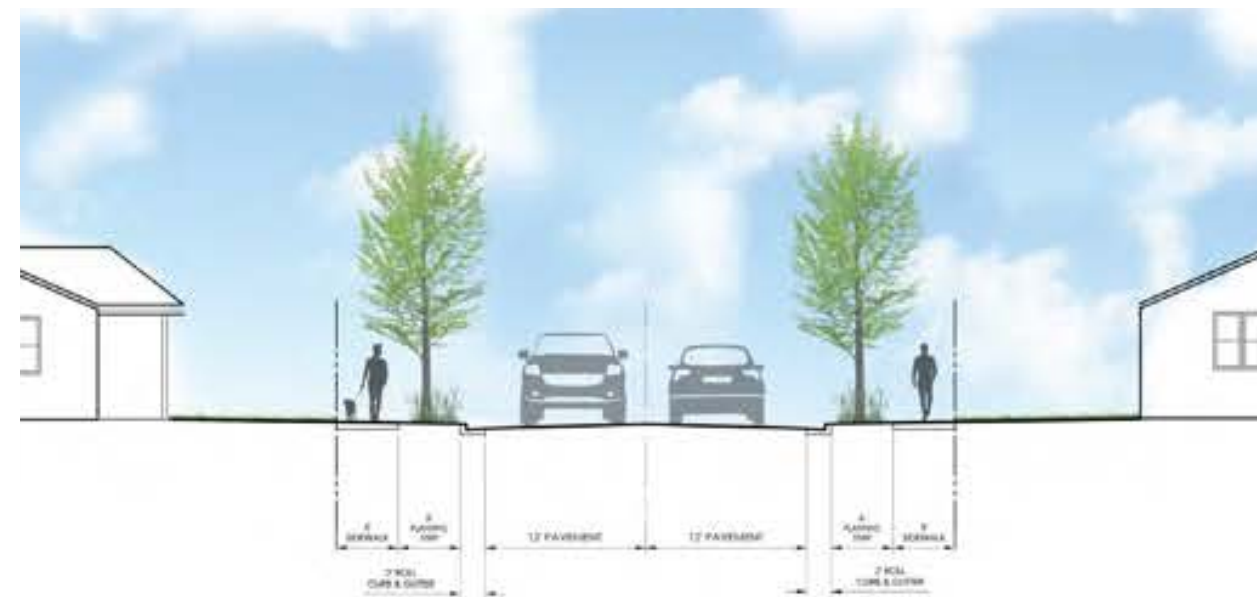
A MAIN BOULEVARD (80' ROW)



B MAJOR COLLECTOR (70' ROW)



C MINOR COLLECTOR (60' ROW)



D LOCAL ROAD (50' ROW)

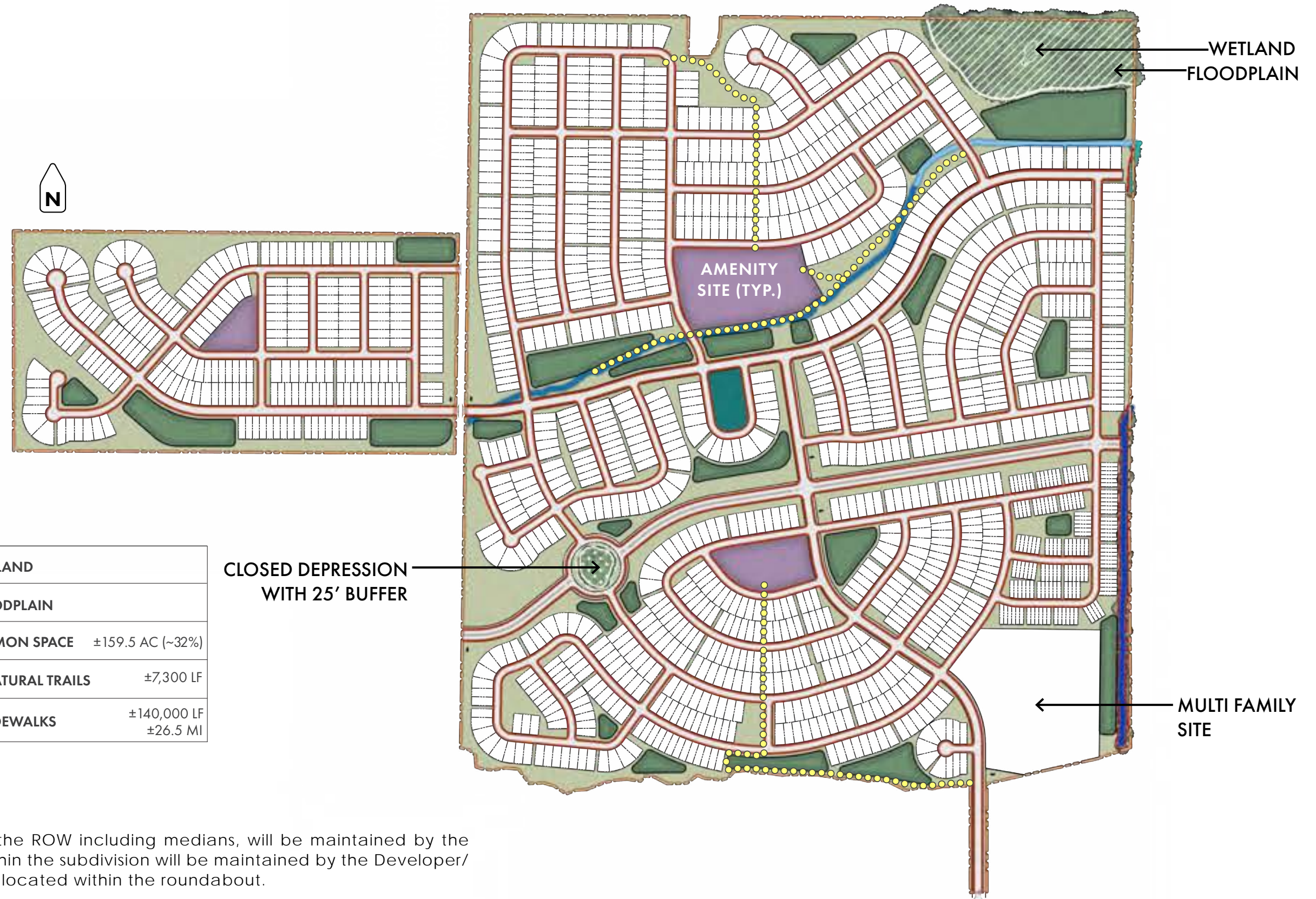
Notes:

ADA-compliant ramps are required at all intersections to ensure accessibility.












The grass, shrubs and flowers planted in the ROW including medians, will be maintained by the Developer/HOA. All common grounds within the subdivision will be maintained by the Developer/HOA. This will include the depression area located within the roundabout.

All intersections will meet regulatory and fire codes. Final approval of all street section and street construction documents is required by the Engineering Department and Fire Marshal and will be based on fire code compliance and adherence to City regulations.

Open Space, Trails & Landscape Framework



KEY

	EPHEMERAL STREAM (NON - JURISDICTIONAL)		WETLAND
	INTERMITTENT STREAM (NON - JURISDICTIONAL)		FLOODPLAIN
	INTERMITTENT STREAM (JURISDICTIONAL)		COMMON SPACE ±159.5 AC (~32%)
	PERENNIAL STREAM (JURISDICTIONAL)		NATURAL TRAILS ±7,300 LF
	STORMWATER MANAGEMENT		SIDEWALKS ±140,000 LF ±26.5 MI
	CLOSED DEPRESSION		

Note:

The grass, shrubs and flowers planted in the ROW including medians, will be maintained by the Developer/ HOA. All common grounds within the subdivision will be maintained by the Developer/ HOA. This will include the depression area located within the roundabout.

Disclaimer:

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Community Stewardship

Community Stewardship is of paramount importance to the Harris Farms Planned Development. Maintaining the planned development with a mix of well-manicured lawn and landscape areas, in conjunction with maintaining natural elements on the property, will help make this a crown jewel in the City of Huntsville for years to come. The natural features include the existing hilltop, streams through the site, flood plain area, and tree lines. Native plants and grasses will be utilized, when possible, for the proposed improvements. High standards for maintenance will be held by the HOA. With the existing site being primarily farmland, there will be an exponential increase of trees on the property.



Disclaimer:

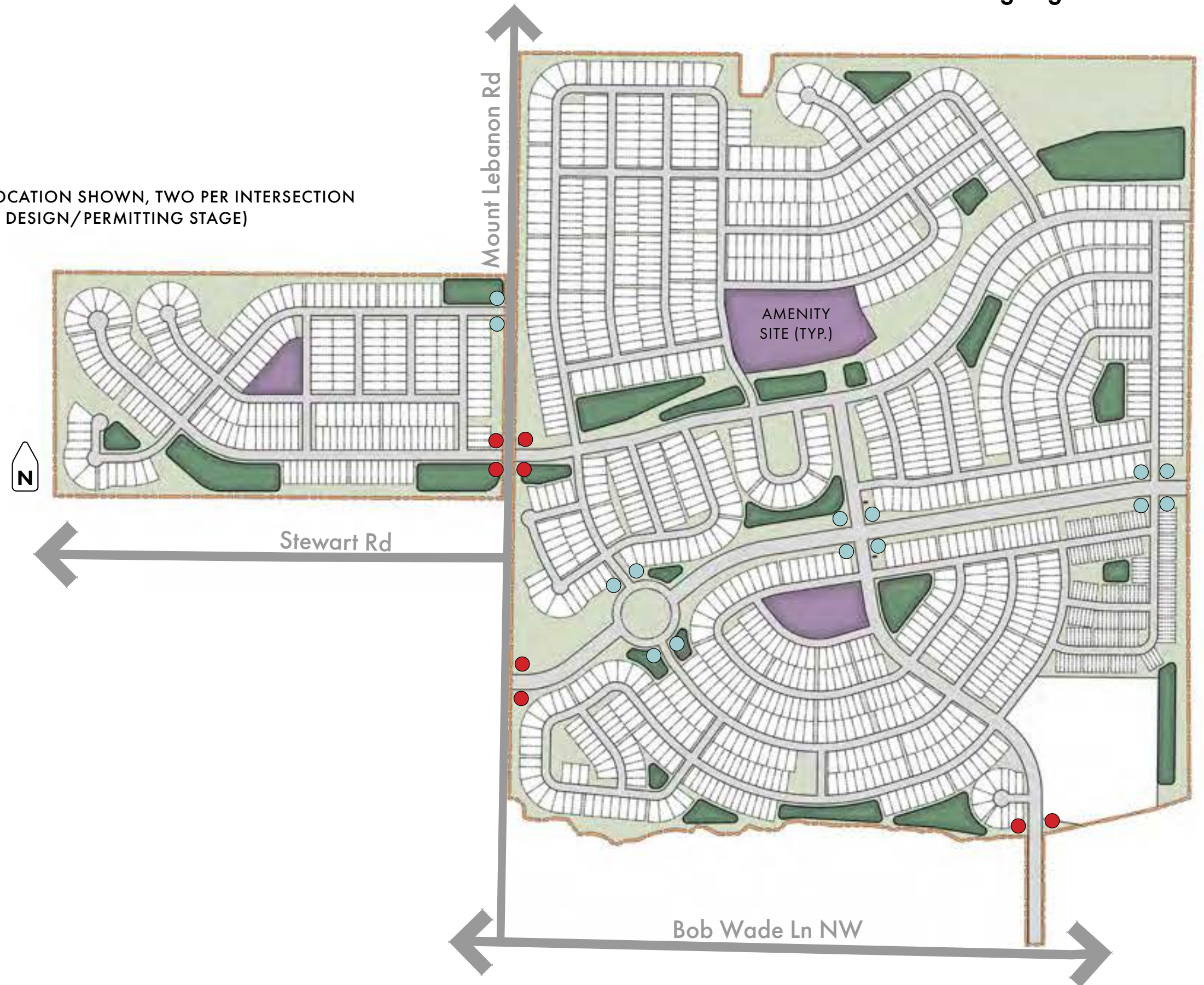
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KEY

PRIMARY ENTRANCE SIGNAGE
TWO SIGNS AT EACH ENTRANCE

INTERNAL ENTRANCE SIGNAGE
ONE SIGN AT EACH INTERNAL ENTRANCE LOCATION SHOWN, TWO PER INTERSECTION
(ACTUAL PLACEMENT TO BE DETERMINED AT DESIGN/PERMITTING STAGE)

SIGN(S) TO BE PLACED IN COMMON AREAS



Community Branding & Signage



SINGLE FAMILY

MULTI FAMILY

TOWNHOMES

APARTMENTS

30' PRODUCT



40' PRODUCT



54' PRODUCT



ECONOMICAL PRODUCT

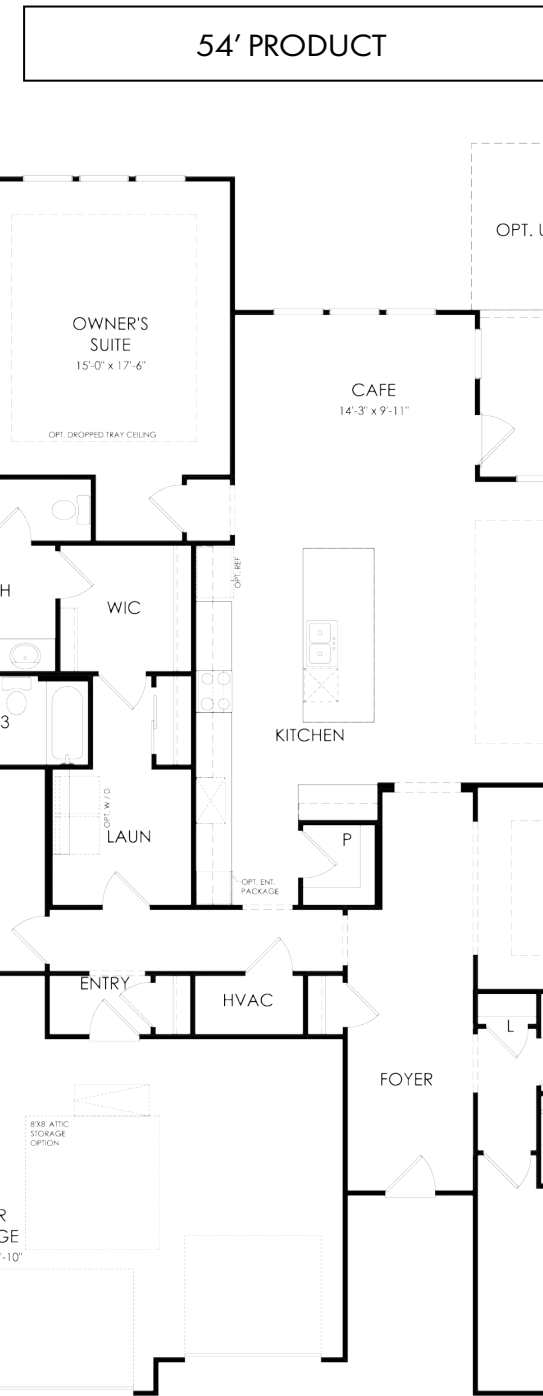
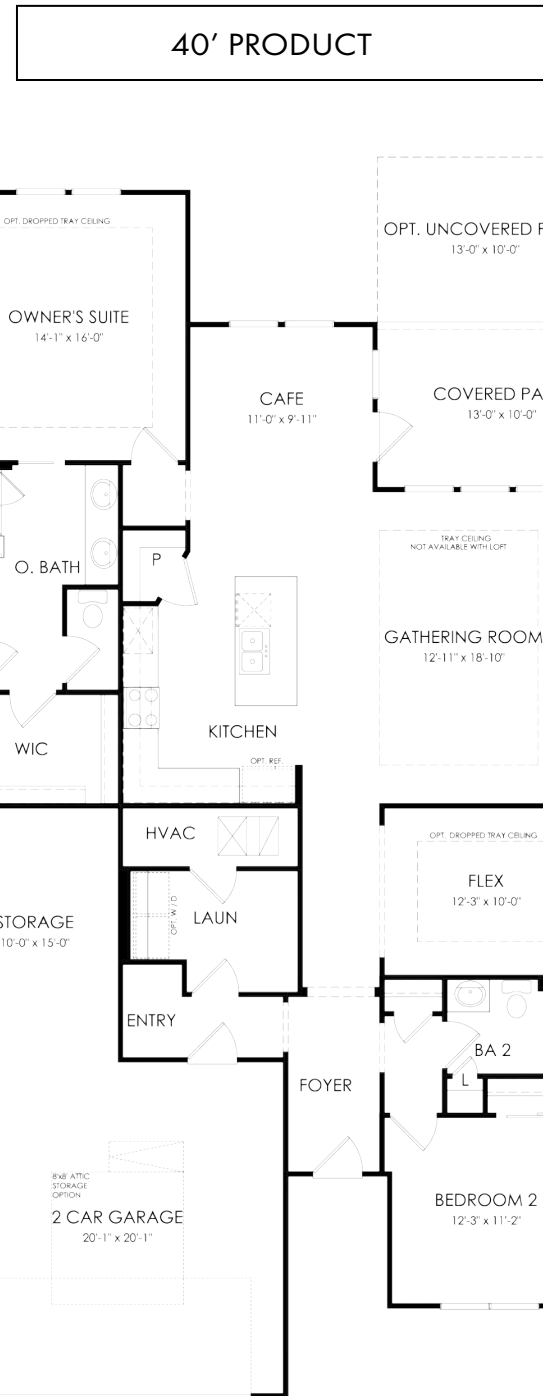
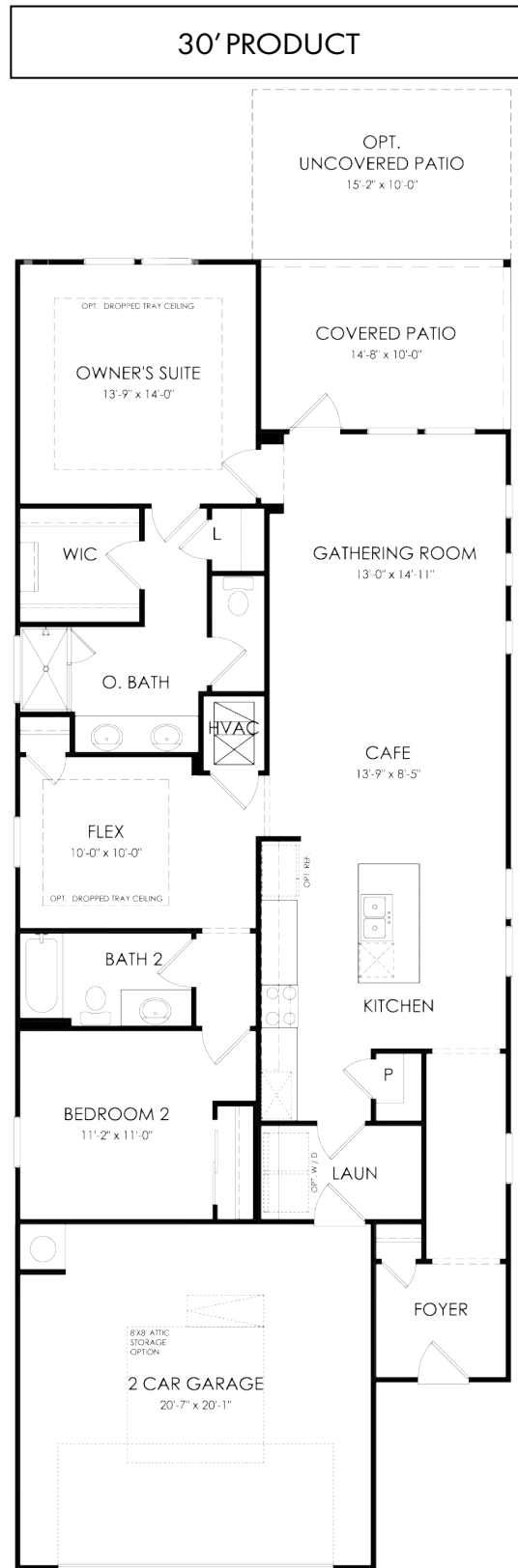


MODERATE PRODUCT



STATELY PRODUCT

Typical Floor Plan Example



KEY

PRODUCT	STORY
30'	MAX 2 STORY 30' TALL
40'	MAX 2 STORY 30' TALL
54'	MAX 2 STORY 30' TALL
TOWN HOME	MAX 2.5 STORY 35' TALL
APARTMENTS	MAX 4 STORY 60' TALL
SALES/AMENITY BUILDINGS	MAX 1 STORY 45' TALL

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HARRIS FARMS
HUNTSVILLE

PROPOSED AMENITY

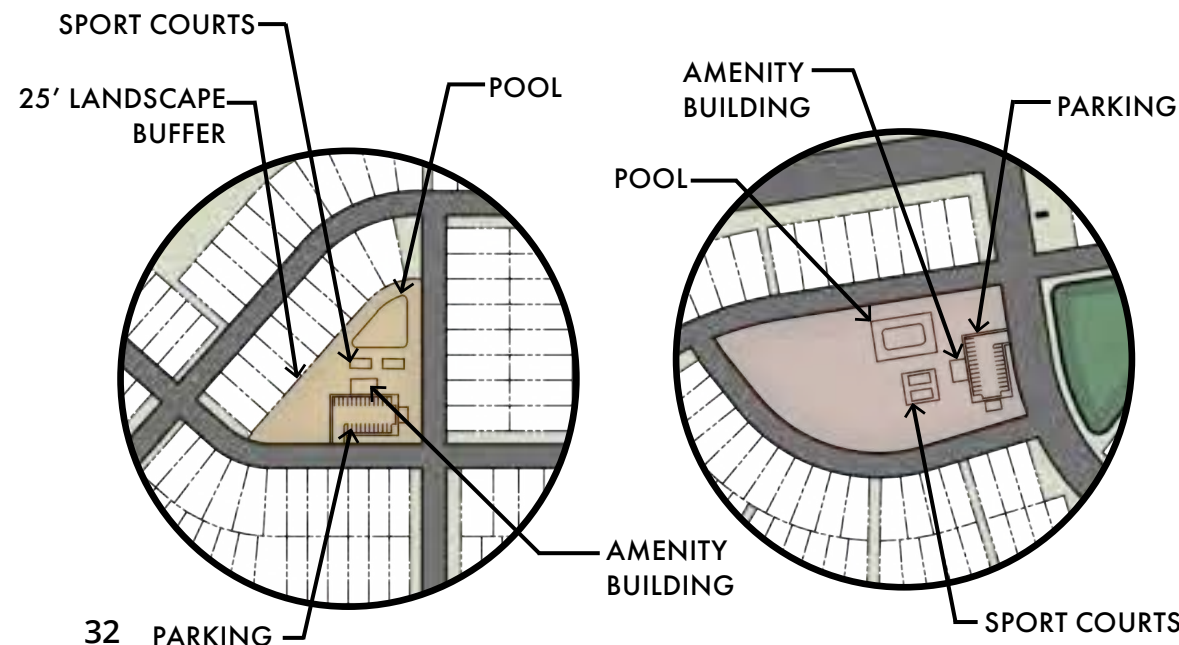
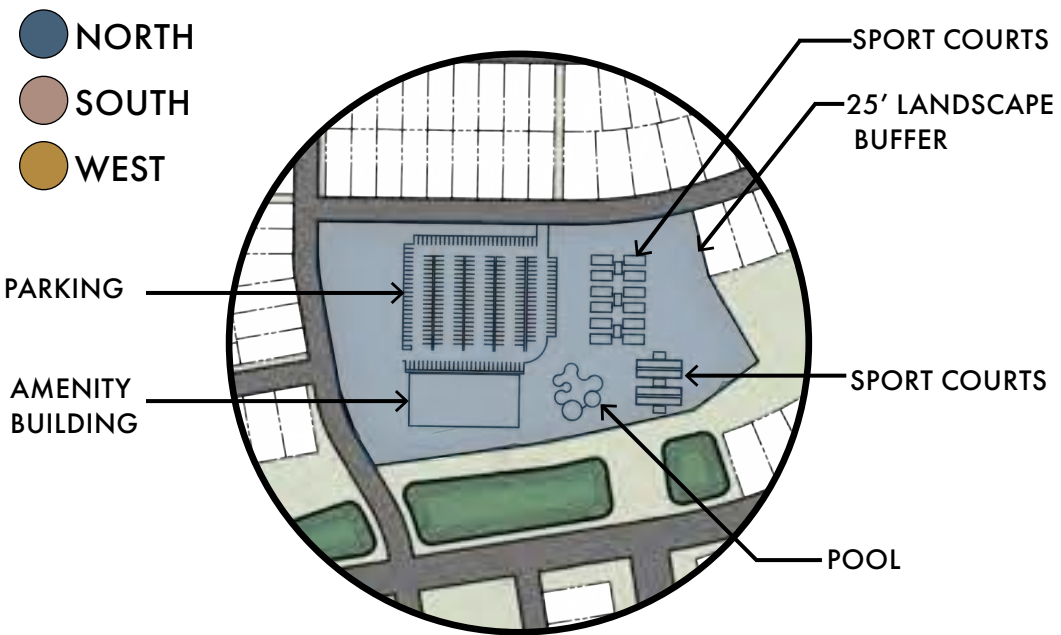
Welcome to Harris Farms, a community designed for those who believe the best years are still ahead. Here, every detail has been thoughtfully planned to create an environment where you can live, laugh, and thrive. This isn't just a neighborhood - it's a lifestyle destination where wellness, connection, and joy come together in perfect harmony.

From the moment you arrive, you'll feel the difference: a warm, welcoming atmosphere, neighbors who become friends, and endless opportunities to make every day extraordinary. Our amenity centers are the heartbeat of Harris Farms - a place where fitness, fun, and friendship converge.

Step outside to discover a resort-style pool, pickleball courts, and beautifully landscaped green spaces perfect for picnics or quiet reflection. Families and furry friends alike will love our thoughtfully designed playgrounds and dog parks, vibrant spaces where laughter echoes and tails wag. Miles of scenic walking and biking trails weave through the community, connecting you to nature and to neighbors who share your zest for life.

Here, you're not just moving into a home; you're stepping into a community that celebrates life, friendship, and adventure. At Harris Farms, your next chapter isn't just another stage - it's the best one yet.

HARRIS FARMS - AMENITY AREA



Conceptual Community Inspiration & Lifestyle



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Proposed PD-H Plan

The Harris Farms Planned Housing Development (PD-H) project is a smaller portion of the larger Harris Farms Planned Development and provides for a variety of residential lot types including single-family homes, townhomes, and apartments. The plan’s network of interconnected streets and residential blocks is derived from existing hydrological and topographical patterns of the land. The site provides open spaces of varying sizes for active and passive recreation, and some that will function as stormwater management areas. Requested Exceptions from Base Zoning:

- Min. Single-Family Lot Size in R2 & R2-B Zone from 6,000 SF (Requesting 5,040 SF)
- Min. Single-Family Lot Width in R2 & R2-B Zone from 50 LF (Requesting 42 LF)
- Min. Sum of Side Yards in R2 & R2-B Zone from 14 LF (Requesting 12 LF)
- Min. Side Yard for Two-Story Home in R2 & R2-B Zone from 6 LF (Requesting 5.5 LF)
- Max. Total Building Area for SF Lot in R2 & R2-B Zone from 40% (Requesting 63%)
- Min. Rear Setback in R2 & R2-B Zone from 25 LF (Requesting 15LF)
- Townhome product loading from rear-loaded (Requesting front-loaded)
- Height of sales/amenity buildings from 30 ft (Requesting 45 ft)
- Minimum pavement width from 26 ft (Requesting 24 ft)

Homes and Townhomes will have a minimum of 2 bedrooms. Apartments will at a minimum be studios.

Minimum building setbacks and other bulk lot standards are outlined on the proposed home standards pages located in this book.

All front-entry garages shall be setback a min. of 20 feet from the public R.O.W. line.

Streets within the community will be public rights-of-way complying with City of Huntsville standards.

Entrances off Mount Lebanon Road, and entrance at southern end coming through the commercial property will have a new entrance sign and enhanced with landscaping.

Primary building materials are to be comprised of brick, wood, stone, cementitious siding , and stucco.

Each single-family lot will provide at least two parking spaces per lot outside of garage. All single-family homes will have concrete driveways wide enough for two vehicles and have a minimum width of 16 feet and depth of 20 feet. All single-family homes will have a two-car minimum garage.

All townhomes will have concrete driveways wide enough for one vehicle and have a minimum width of 10 feet and depth of 20 feet. All townhomes will have a one-car minimum garage.

All utilities will be underground with exceptions as mentioned in pattern book, or as required by utility providers.

Lot Data	
Lot Size (SF):	
<i>Lot Size (Single Family) :</i>	<i>5,040 SF to 9,000+ SF</i>
<i>Lot Size (Townhomes) :</i>	<i>2,200 SF Minimum</i>
Lot Width:	
<i>30’ Product :</i>	<i>42’ Minimum at Front Setback</i>
<i>40’ Product :</i>	<i>52’ Minimum at Front Setback</i>
<i>54’ Product :</i>	<i>66’ Minimum at Front Setback</i>
<i>Townhome Product :</i>	<i>24’ Minimum at Front Setback</i>

Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed. Stormwater design is anticipated to be a mixture of dry and wet detention ponds, with additional water quality measures as required by the City of Huntsville.

All homeowners will be required to be a member of the HOA in their portion of the development.

Cluster mailboxes, located in a common area, coordinated with local Postmaster standards, will help establish community continuity.

The development is intended to utilize Huntsville Utility street lighting (style to be determined). This will be coordinated with Huntsville Utilities and designed to meet Huntsville Utility’s standards.

The project is anticipated to be built in up to approximately 12 phases.

Construction of phase 1 is planned to begin after the completion of the PD-H rezoning process. The timing of the remaining phases of construction will be market driven and dependent upon the absorption of the units in the previous phase.

Lot Data	
Setbacks:	
<i>Front Yard :</i>	<i>20’</i>
<i>Rear Yard :</i>	<i>15’ Minimum</i>
<i>Minimum Building Separation :</i>	<i>12’ Minimum</i>
<i>Side Yard for Two-Story Home :</i>	<i>5.5’</i>
<i>Side Yard for One-Story Home :</i>	<i>5’</i>
<i>Side Yard (corner) :</i>	<i>20’</i>
Building Size :	
<i>Maximum Total Building Area for Single Family Lots :</i>	<i>63% of Total Lot Area</i>

The sidewalks within each single-family lot phase will be constructed by the builder as the homes are constructed. If sidewalks are located along common areas the developer will construct those portions with the infrastructure work associated with that frontage.

Each phase is anticipated to range in size.

HVAC equipment shall not be located in the side yard.

An Architectural Review Committee (ARC) will be appointed by the HOA Board and will review builder and future homeowner plans for conformance with the project design guidelines.

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PROJECT TEAM:

OWNER:

SAM & ROSA HARRIS FAMILY FARM, LLC.
901 BOB WADE LN
HUNTSVILLE, AL 35810

SURVEYOR:

SCHOEL
101 WASHINGTON STREET SE
HUNTSVILLE, AL 35801
(256)539-1221

DEVELOPER:

SUNCREST REAL ESTATE & LAND
689 PINHOOK ROAD
LEBANON, TN 37090
(662)404-0767

UTILITY:

HUNTSVILLE UTILITIES
112 SPRAGINS STREET
HUNTSVILLE, AL 35801
(256)535-1200

ENGINEER:

THOMAS & HUTTON
500 11TH AVE. N., SUITE 800
NASHVILLE, TN 37203
(615)349-4990

SITE INFORMATION

OVERALL:

COUNTY: MADISON
TOWN: HUNTSVILLE, AL
GROSS LAND AREA: 505.42 AC
EXISTING ZONING: R2 & R2B, C-4 (ENTRANCE ROAD)

REQUESTED EXCEPTIONS FROM R2/R2B BASE ZONING:

LOT SIZE:

MINIMUM LOT AREA:
- R2/R2B REQUIRES 6,000 SF
- REQUESTING 5,040 SF
MINIMUM LOT WIDTH:
- R2/R2B REQUIRES 50 FT
- REQUESTING 42 FT

SETBACKS:

REAR YARD:
- R2/R2B REQUIRES 25 FT
- REQUESTING 15 FT
SIDE YARD FOR TWO STORY HOME:
- R2/R2B REQUIRES 6 FT
- REQUESTING 5.5 FT
LEAST SUM OF WIDTHS OF BOTH SIDE YARDS:
- R2/R2B REQUIRES 14 FT
- REQUESTING 12 FT

BUILDING AREA:

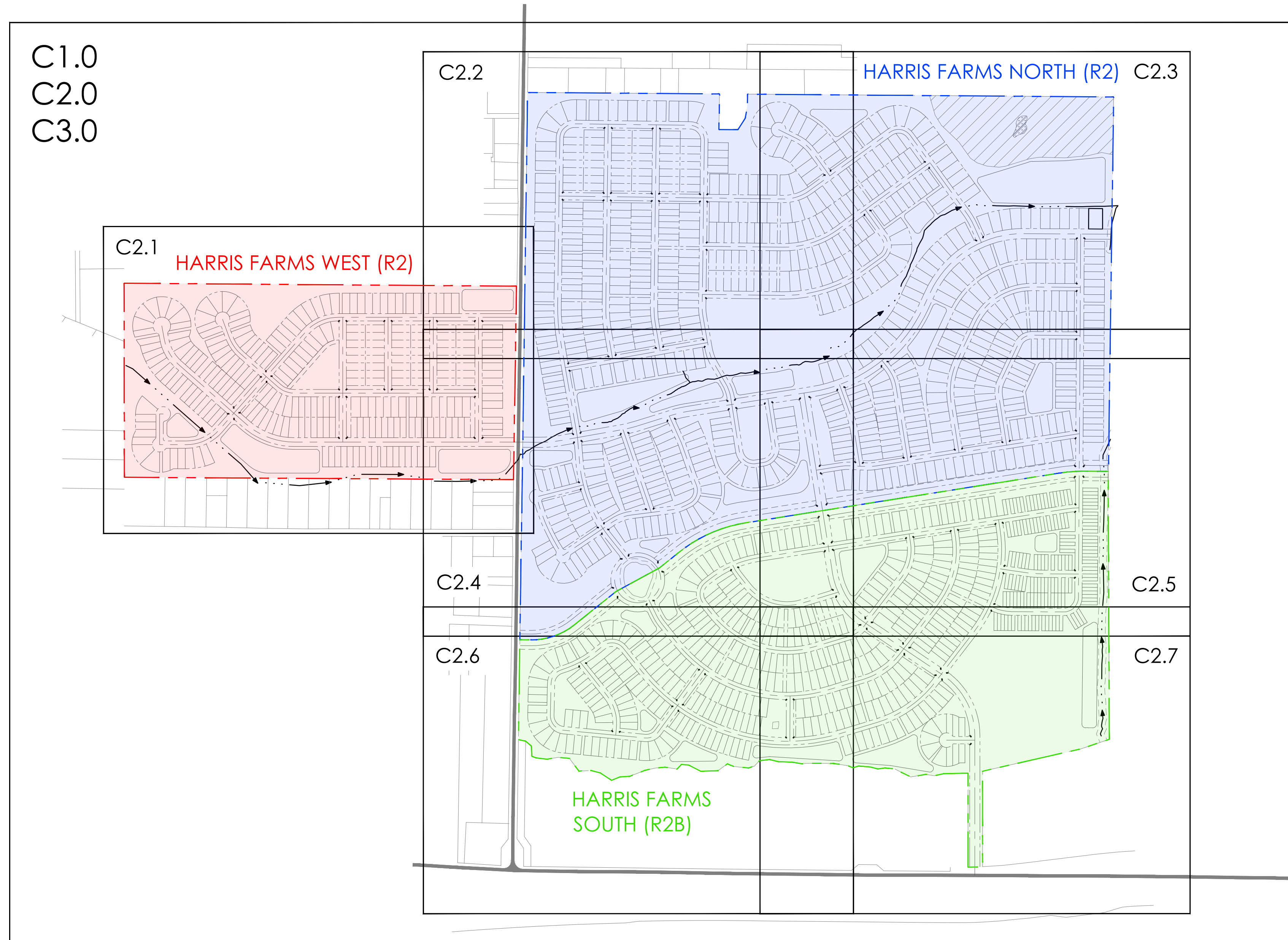
MAXIMUM TOTAL BUILDING AREA:
- R2/R2B REQUIRES 40% OF TOTAL LOT AREA
- REQUESTING 63% OF TOTAL LOT AREA

PAVEMENT WIDTH:

- SUB REGS REQUIRE 26 FT
- REQUESTING 24 FT

TOWNHOMES:

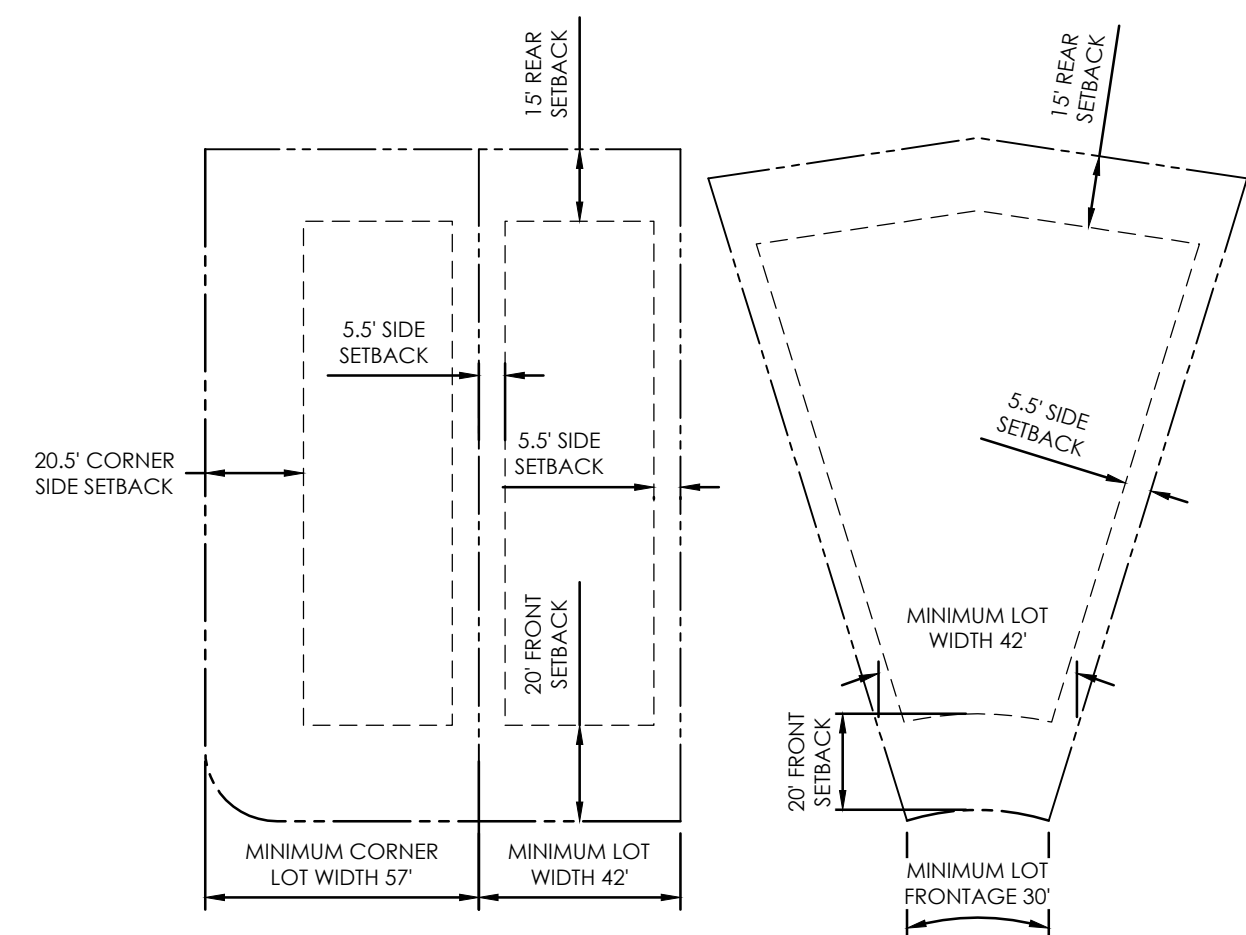
- REQUESTING FRONT LOAD



INDEX

SCALE: 1" = 500'

TYPICAL LOT EXHIBIT



LUI CALCULATIONS

	REQUIRED UNDER R2 DISTRICT	HARRIS FARMS PD-H PROVIDED VALUES	REQUIRED UNDER R2B DISTRICT	HARRIS FARMS PD-H PROVIDED VALUES
MINIMUM OPEN SPACE RATIO	0.74	0.75	0.70	0.74
MINIMUM LIVEABILITY SPACE RATIO	0.48	0.63	0.40	0.55
MINIMUM RECREATION SPACE RATIO	0.042	0.044	0.065	0.066
MAXIMUM FLOOR AREA RATIO	0.283	0.282	0.606	0.605

NO.	REVISIONS	BY	DATE



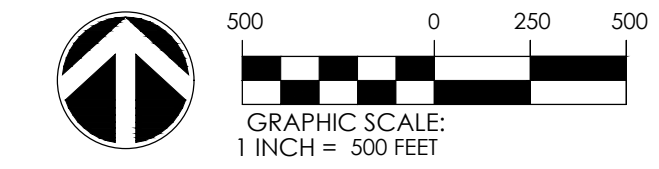
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Nashville, TN 37203 • 615.349.4990
www.thomasandhutton.com

NOTES & INDEX

OVERALL
HARRIS FARMS

PROJECT LOCATION:
BOB WADE LN NW
HUNTSVILLE, AL 35810

CLIENT/OWNER:
SUNCREST REAL ESTATE & LAND
689 PINHOOK ROAD
LEBANON, TN 37090



DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO: 32780.0000
DATE: 04/29/2026
DRAWN: KGR
DESIGNED: KGR
REVIEWED: JDC
APPROVED: JDC
SCALE:

C0.1

MATCH LINE - SEE SHEET NO. C2.4

LANDSCAPE BUFFER (TYP.)

STORMWATER MANAGEMENT AREA

PHASE A1
PHASE B3

ENTRY MONUMENT (TYP.)

LOT LINE (TYP.)

PEDESTRIAN CROSSING RAMP (TYP.)
TO BE FINALIZED DURING DETAILED DESIGN

STORMWATER MANAGEMENT AREA

PHASE B2
PHASE B3

LOT LINE (TYP.)

STORMWATER MANAGEMENT AREA

STORMWATER MANAGEMENT AREA

PHASE B3
MOUNT LEBANON ROAD (EXISTING)

PROPERTY LINE

MATCH LINE - SEE SHEET NO. C2.7

NOTES:

1. ALL INTERSECTIONS WILL MEET REGULATORY AND FIRE CODES. FINAL APPROVAL OF ALL STREET SECTION AND STREET CONSTRUCTION DOCUMENTS IS REQUIRED BY THE ENGINEERING DEPARTMENT AND FIRE MARSHAL AND WILL BE BASED ON FIRE CODE COMPLIANCE AND ADHERENCE TO CITY REGULATIONS.
2. ADA-COMPLIANT RAMPs ARE REQUIRED AT ALL INTERSECTIONS TO ENSURE ACCESSIBILITY.
3. PLANTINGS WITHIN THE RIGHT-OF-WAY WILL BE MAINTAINED BY THE DEVELOPER/HOA. ALL COMMON GROUNDS WILL BE MAINTAINED BY THE DEVELOPER/HOA.

50' LANDSCAPE BUFFER

BOB WADE LANE (EXISTING)

NO.	REVISIONS	BY	DATE



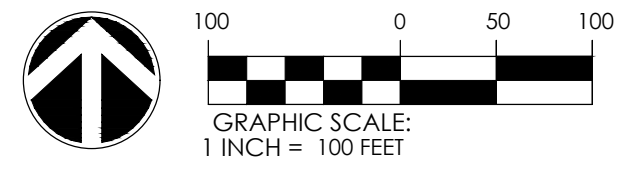
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SITE LAYOUT

OVERALL
HARRIS FARMS

PROJECT LOCATION:
BOB WADE LN NW
HUNTSVILLE, AL 35810

CLIENT/OWNER:
SUNCREST REAL ESTATE & LAND
689 PINHOOK ROAD
LEBANON, TN 37090



DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO: 32780.0000
DATE: 04/29/2026
DRAWN: KGR
DESIGNED: KGR
REVIEWED: JDC
APPROVED: JDC
SCALE: 1" = 100'

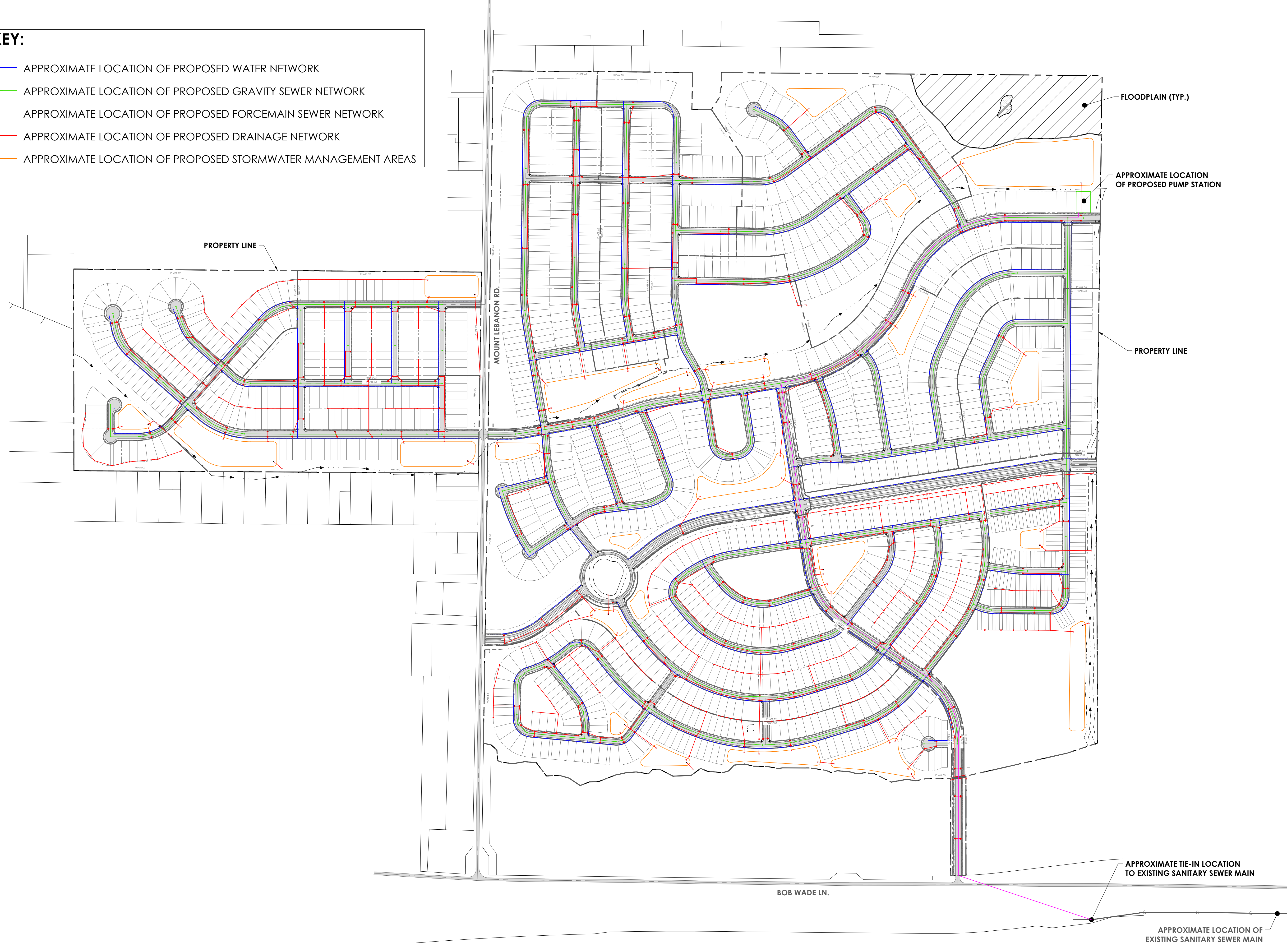
C2.6

P:\32780\32780.0000\HARRIS FARMS\CONSTRUCTION\HARRIS FARMS\HARRIS FARMS - 04/29/2026 - 1317.dwg

P:\32780\32780.000\DWG\HARRIS FARMS\OVERALL SITE UTILITIES\OVERALL SITE UTILITIES - 04/29/2026.dwg

KEY:

- APPROXIMATE LOCATION OF PROPOSED WATER NETWORK
- APPROXIMATE LOCATION OF PROPOSED GRAVITY SEWER NETWORK
- APPROXIMATE LOCATION OF PROPOSED FORCEMAIN SEWER NETWORK
- APPROXIMATE LOCATION OF PROPOSED DRAINAGE NETWORK
- APPROXIMATE LOCATION OF PROPOSED STORMWATER MANAGEMENT AREAS



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

500 11th Avenue, N. • Suite 800
Nashville, TN 37203 • 615.349.4990
www.thomasandhutton.com

OVERALL SITE UTILITIES

OVERALL
HARRIS FARMS

PROJECT LOCATION:
BOB WADE LN NW
HUNTSVILLE, AL 35810

CLIENT/OWNER:
SUNCREST REAL ESTATE & LAND
689 PINHOOK ROAD
LEBANON, TN 37090

GRAPHIC SCALE:
 1" = 300 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	32780.0000
DATE:	04/29/2026
DRAWN:	KGR
DESIGNED:	KGR
REVIEWED:	JDC
APPROVED:	JDC
SCALE:	1" = 300'

C3.0

STREET TREE, TYP*

PLANT SCHEDULE

TYPICAL STREET TREES* (PLANT COUNTS & SPECIES TO BE EVENLY DISTRIBUTED)

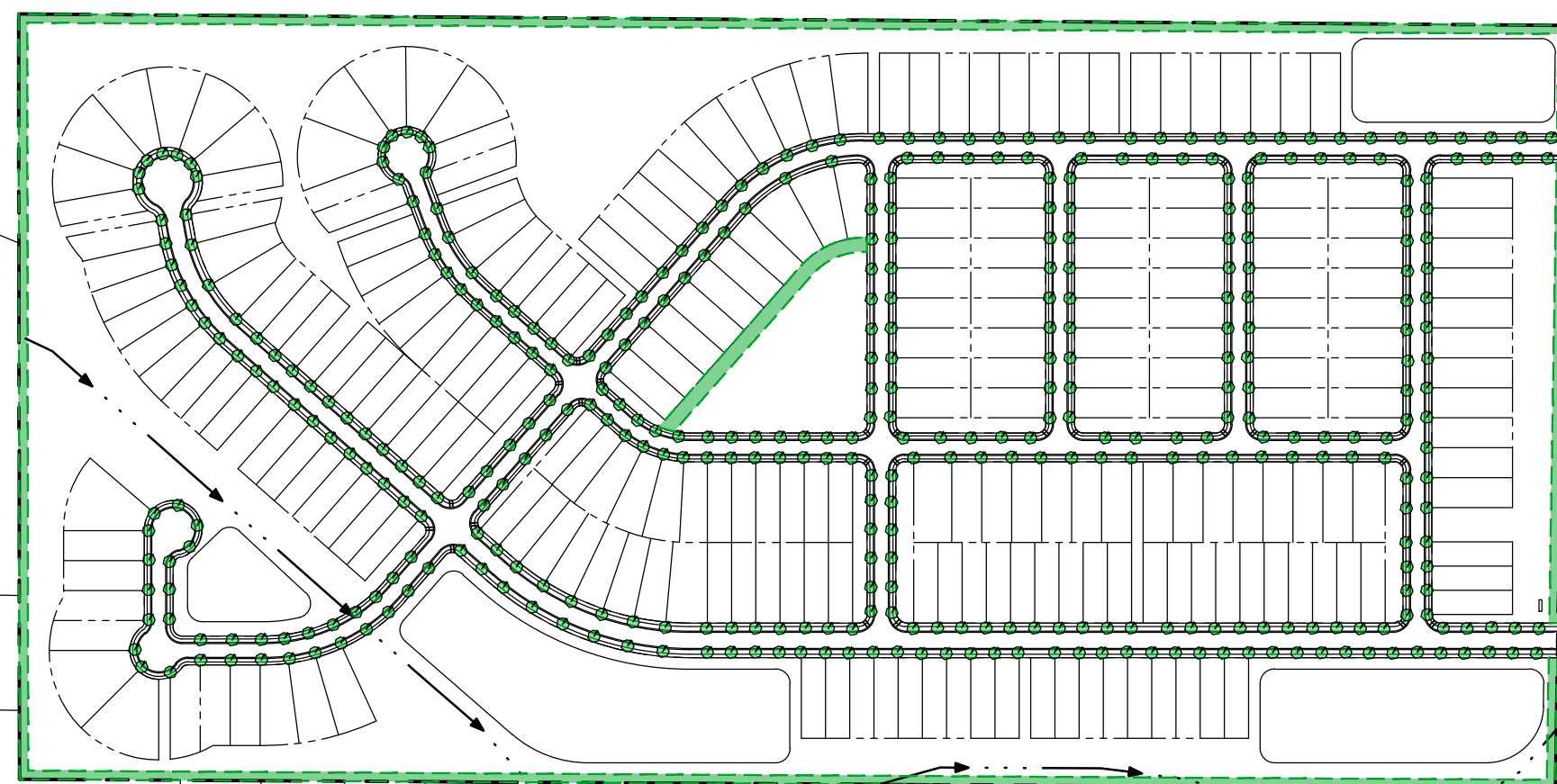
ABBRV	SCIENTIFIC NAME	COMMON NAME	CONTAINER AND SIZE	SPACING	MISCELLANEOUS / REMARKS
ZS	<i>Zelkova serrata</i>	Japanese Zelkova	B & B OR CONT. : 3" - 3.5" CAL.		
ARS	<i>Acer rubrum 'Summers Red'</i>	Summers Red Red Maple	B & B OR CONT. : 3" - 3.5" CAL.		Specimen
GB	<i>Ginkgo biloba</i>	Ginkgo	B & B OR CONT. : 3" - 3.5" CAL.		Specimen, Male
LT	<i>Liriodendron tulipifera</i>	Tulip Poplar	B & B OR CONT. : 3" - 3.5" CAL.		
QN	<i>Quercus nuttallii</i>	Nuttall Oak	B & B OR CONT. : 3" - 3.5" CAL.		Specimen

*NOTES:

- STREET TREES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL QUANTITY, DESIGN, AND PLACEMENT WILL BE DETERMINED DURING DETAILED SITE DESIGN TO ACCOUNT FOR UTILITIES, SIGHT DISTANCE, DRIVEWAY LOCATIONS, AND OTHER RELEVANT FACTORS. THE CURRENT DRAWING IS INTENDED TO CONVEY OVERALL DESIGN INTENT.
- STREET TREES ADJACENT TO FIRE-ACCESS DRIVES WILL MAINTAIN A 14'-0" UNOBSTRUCTED VERTICAL CLEARANCE PER CITY FIRE MARSHAL AND CITY ARBORIST
- DURING DETAILED SITE DESIGN, STREET TREES WILL BE PLACED OUTSIDE OF SITE DISTANCE TRIANGLES AT ALL INTERSECTIONS
- ALL ROW TREE PLANTINGS TO MEET CITY REQUIREMENTS FOR SIZE, SPECIES, AND PLANTING LOCATION
- ALL ROW TREE PLANTINGS TO BE MAINTAINED BY CITY ARBORIST
- ALL GRASS, SHRUBS, & FLOWERS IN ROW TO BE MAINTAINED BY DEVELOPER/HOA
- ALL LANDSCAPING LOCATED IN COMMON AREAS TO BE MAINTAINED BY DEVELOPER/HOA

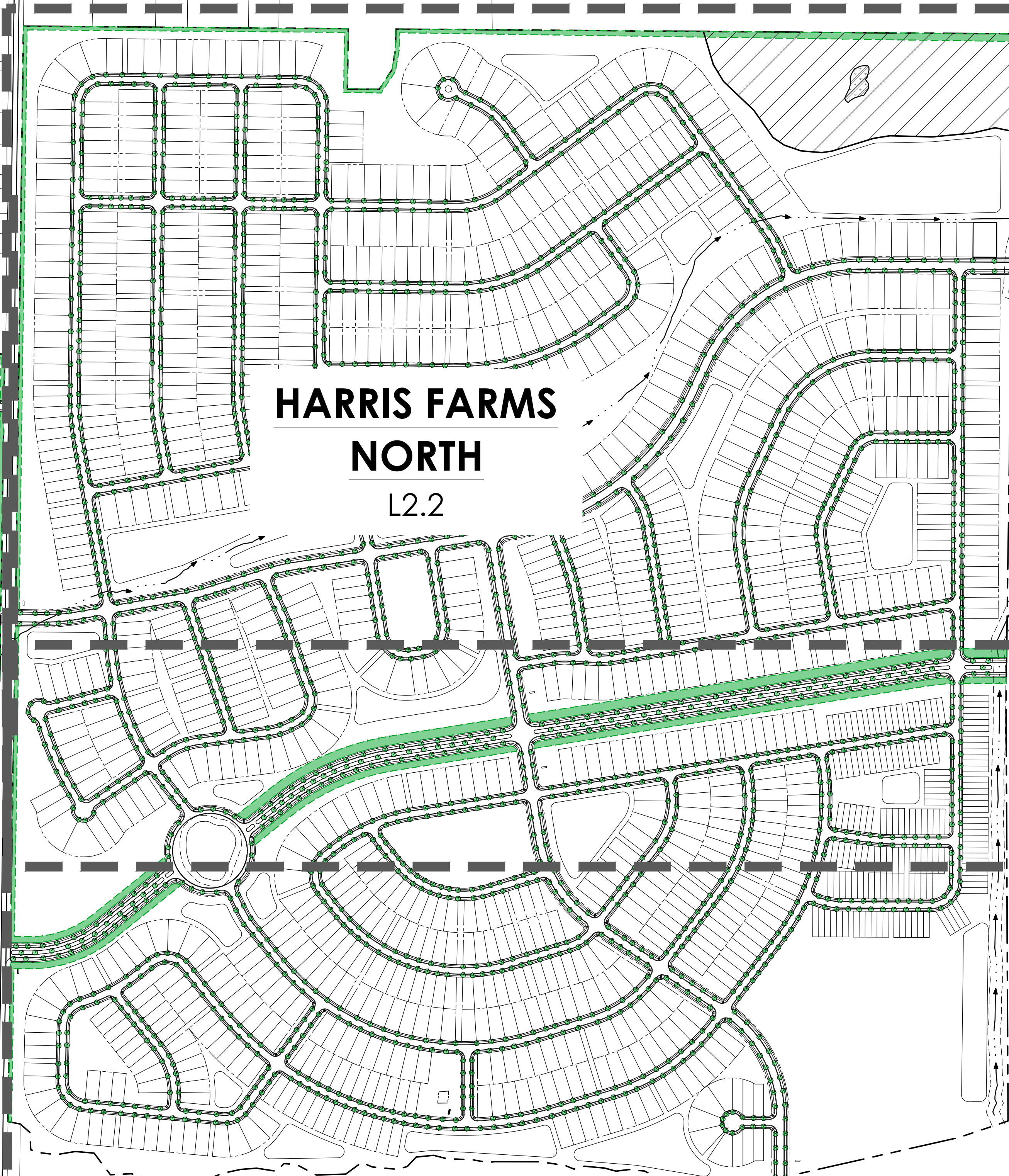
HARRIS FARMS WEST

L2.1



HARRIS FARMS NORTH

L2.2



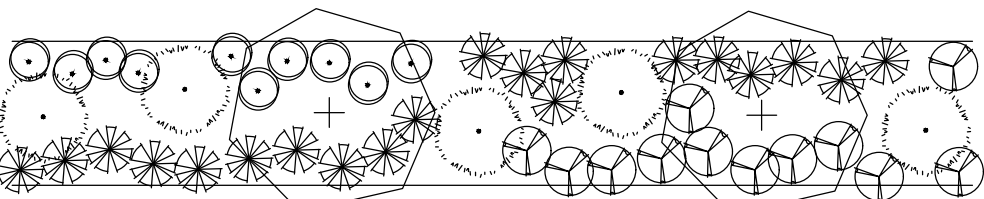
HARRIS FARMS SOUTH

L2.3

KEY

15' (MINIMUM WIDTH) BUFFER

TYPICAL 100' BUFFER SECTION (N.T.S.)



MINIMUM BUFFER REQUIREMENTS

(PER HUNTSVILLE ZO 'BUFFER OF SCREEN PLANTING')

TREES
 -1 TREE PER 15 LINEAR FEET OF STRIP.
 -AT LEAST 60% MUST BE EVERGREEN SCREENING TREES.
 -REMAINING TREES = DECIDUOUS, OF WHICH 50% MUST BE DECIDUOUS SCREENING TREES.
 -NO SINGLE SPECIES MAY EXCEED 1/3 OF THE TOTAL TREE REQUIREMENT.

SHRUBS
 -2 SCREENING SHRUBS PER 5 LINEAR FEET OF STRIP.
 -AT LEAST 60% MUST BE EVERGREEN.
 -NO SINGLE SPECIES MAY EXCEED 1/3 OF THE TOTAL SHRUB REQUIREMENT.

GROUND COVER
 -ENTIRE STRIP MUST BE COVERED WITH GRASS, PERMANENT MULCH BEDS, OR OTHER PERMANENT VEGETATIVE COVER.

DESIGN INTENT
 -PLANTINGS MUST BE VARIED IN SPECIES, SPACING, AND LOCATION TO MAXIMIZE SCREENING.
 -ADDITIONAL PLANTS MAY BE ADDED BEYOND THE MINIMUM REQUIREMENTS.

EXISTING VEGETATION
 -MAY COUNT TOWARD REQUIREMENTS IF SPECIES, SIZE, AND CONDITION ARE SHOWN ON AN APPROVED PLAN.
 -MUST PROVIDE EQUAL OR BETTER SCREENING THAN THE REQUIRED PLANTING.

PROVIDED BUFFER LANDSCAPE - 23,770± LF

(QUANTITIES ARE APPROXIMATE AND SUBJECT TO CHANGE)

TREES
 -1,585 TOTAL TREES (1 TREE PER 15 LF).
 -951 EVERGREEN (~60%)
 -REMAINING TREES = DECIDUOUS, OF WHICH 50% SHALL BE DECIDUOUS SCREENING TREES.
 -NO SINGLE SPECIES WILL EXCEED 1/3 OF THE TOTAL TREE REQUIREMENT.

SHRUBS
 -9,508 TOTAL SHRUBS (2 SHRUBS PER 5 LINEAR FEET)
 -5,705 EVERGREEN (~60%)
 -NO SINGLE SPECIES WILL EXCEED 1/3 OF THE TOTAL SHRUB REQUIREMENT.

GROUND COVER
 -ENTIRE STRIP WILL BE COVERED WITH GRASS, PERMANENT MULCH BEDS, OR OTHER PERMANENT VEGETATIVE COVER.

DESIGN INTENT
 -PLANTINGS SHALL BE VARIED IN SPECIES, SPACING, AND LOCATION TO MAXIMIZE SCREENING.
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 -MUST PROVIDE EQUAL OR BETTER SCREENING THAN THE REQUIRED PLANTING.

NO.	REVISIONS	BY	DATE



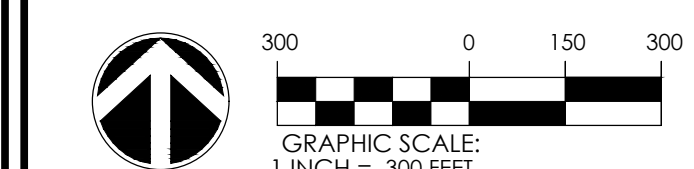
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 Nashville, TN 37203 • 615.349.4990
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OVERALL STREET TREE & PRELIMINARY BUFFER PLAN

OVERALL HARRIS FARMS

PROJECT LOCATION:
 BOB WADE LN NW
 HUNTSVILLE, AL 35810

CLIENT/OWNER:
 SUNCREST REAL ESTATE & LAND
 689 PINHOOK ROAD
 LEBANON, TN 37090



DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	32780.0000
DATE:	04/29/2026
DRAWN:	KGR
DESIGNED:	KGR
REVIEWED:	JDC
APPROVED:	JDC
SCALE:	1" = 300'

L1.1

