

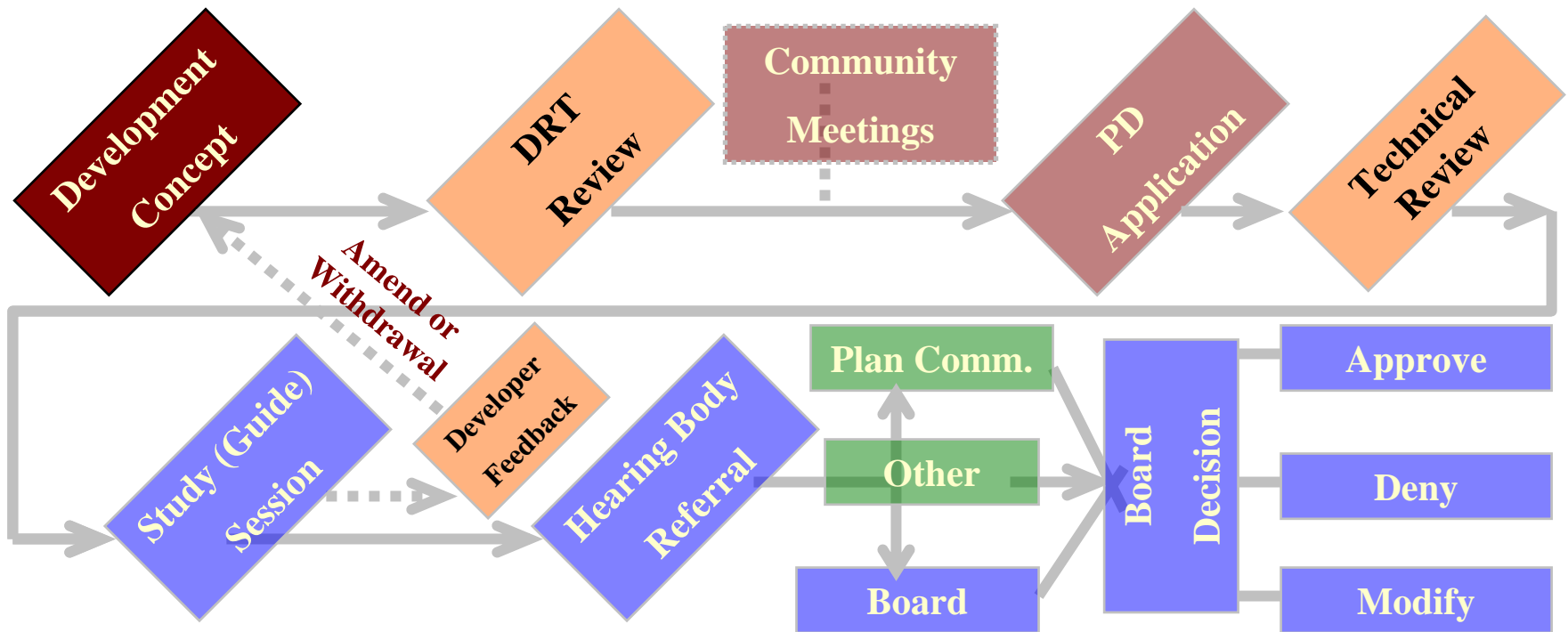
The Planned Development Application Process



Planned Development

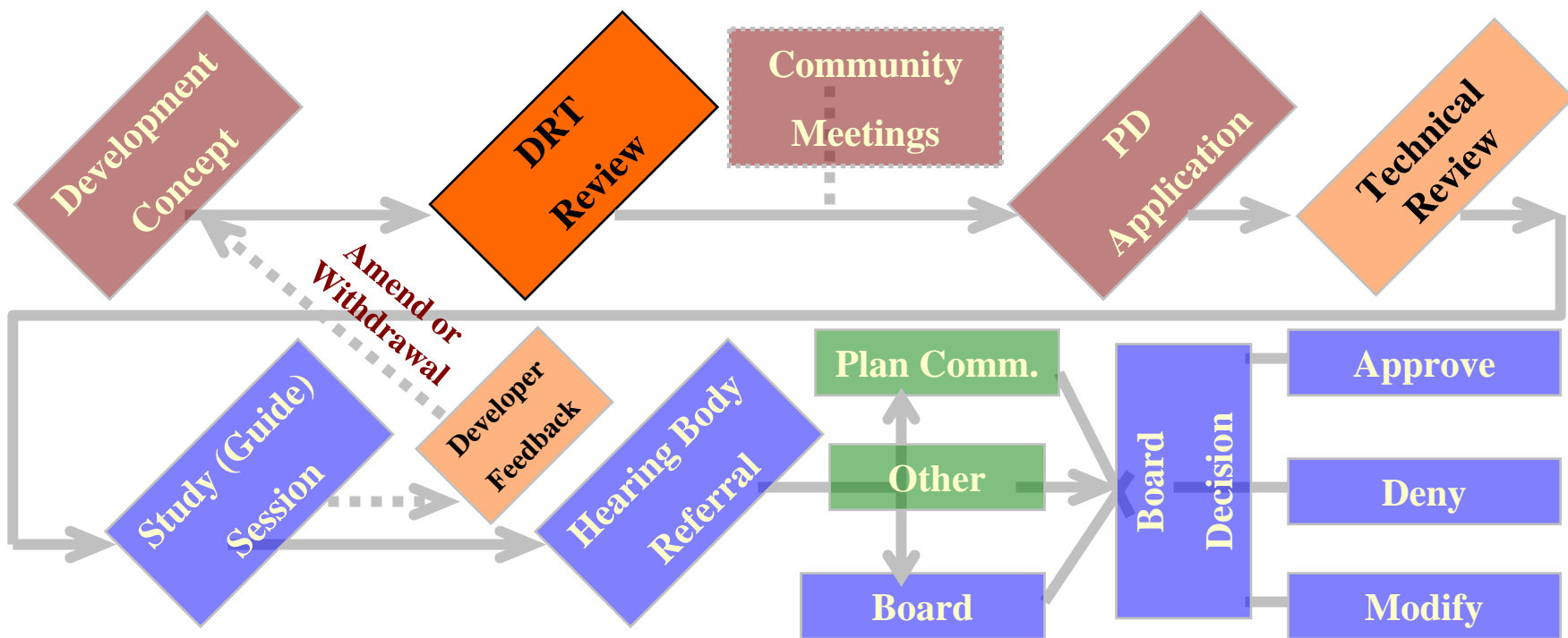
- ⌘ A special kind of Zoning
- ⌘ Village relaxes certain Zoning. In return, Developer provides compensating benefits
- ⌘ Project must meet Village "Standards"
- ⌘ Public Hearing & Board approval are required

PD Application Process



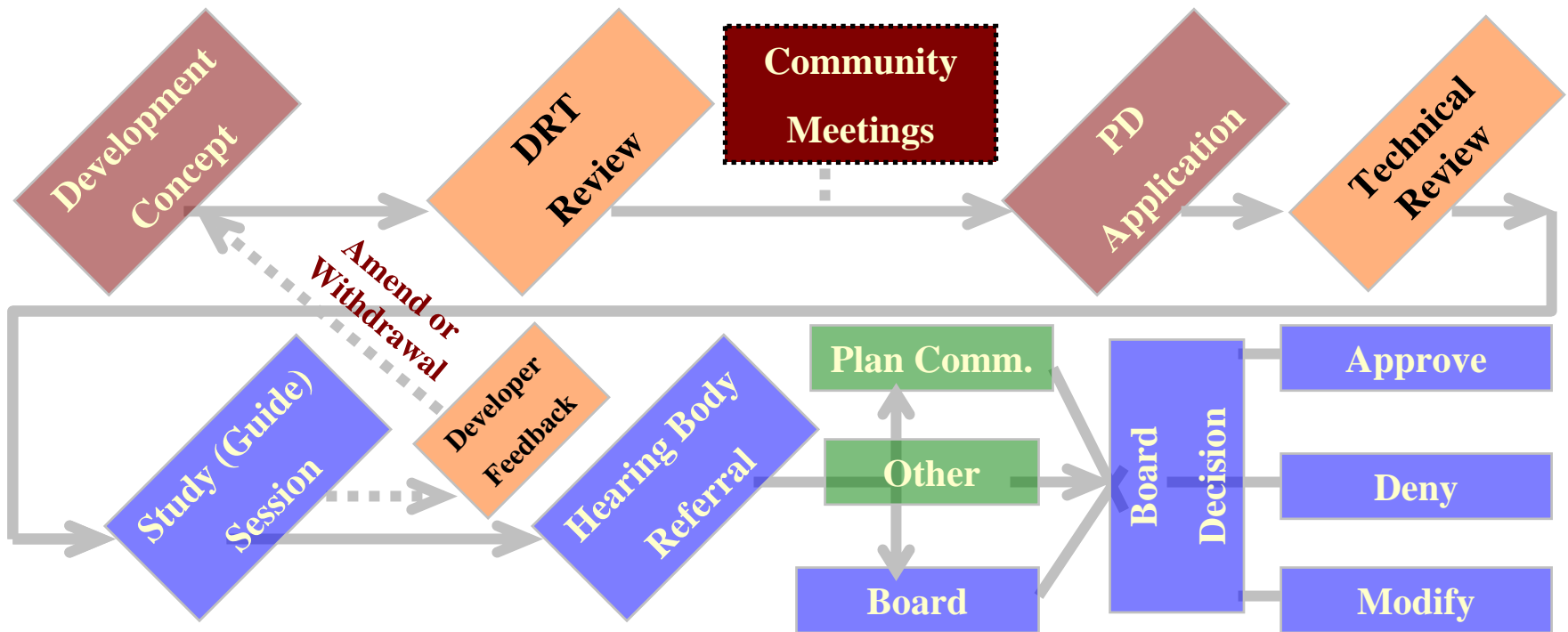
Development Concept: Developer approaches Development Services with a plan. Once sufficient detail is achieved, Developer is referred to the Development Review Team.

PD Application Process



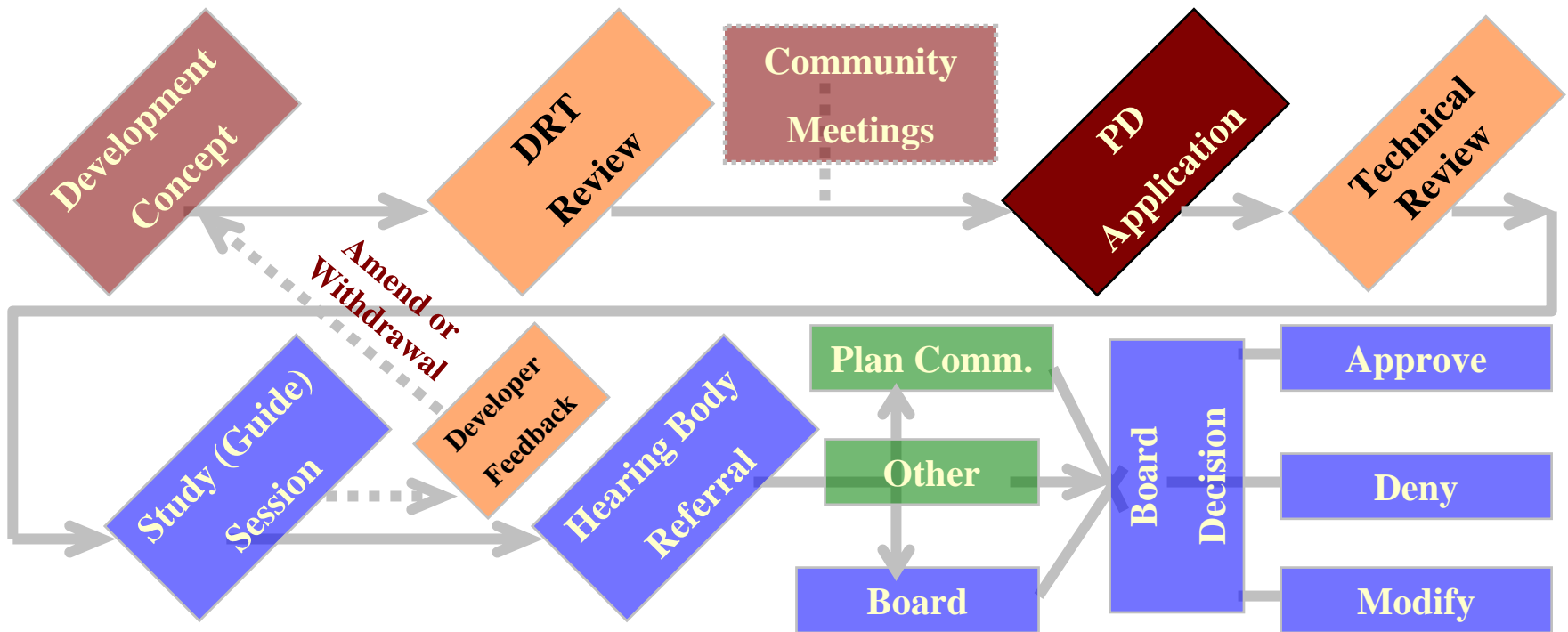
Development Review Team: Developer schedules project review by the DRT, a staff committee comprised of representatives of all Village departments influencing project design.

PD Application Process



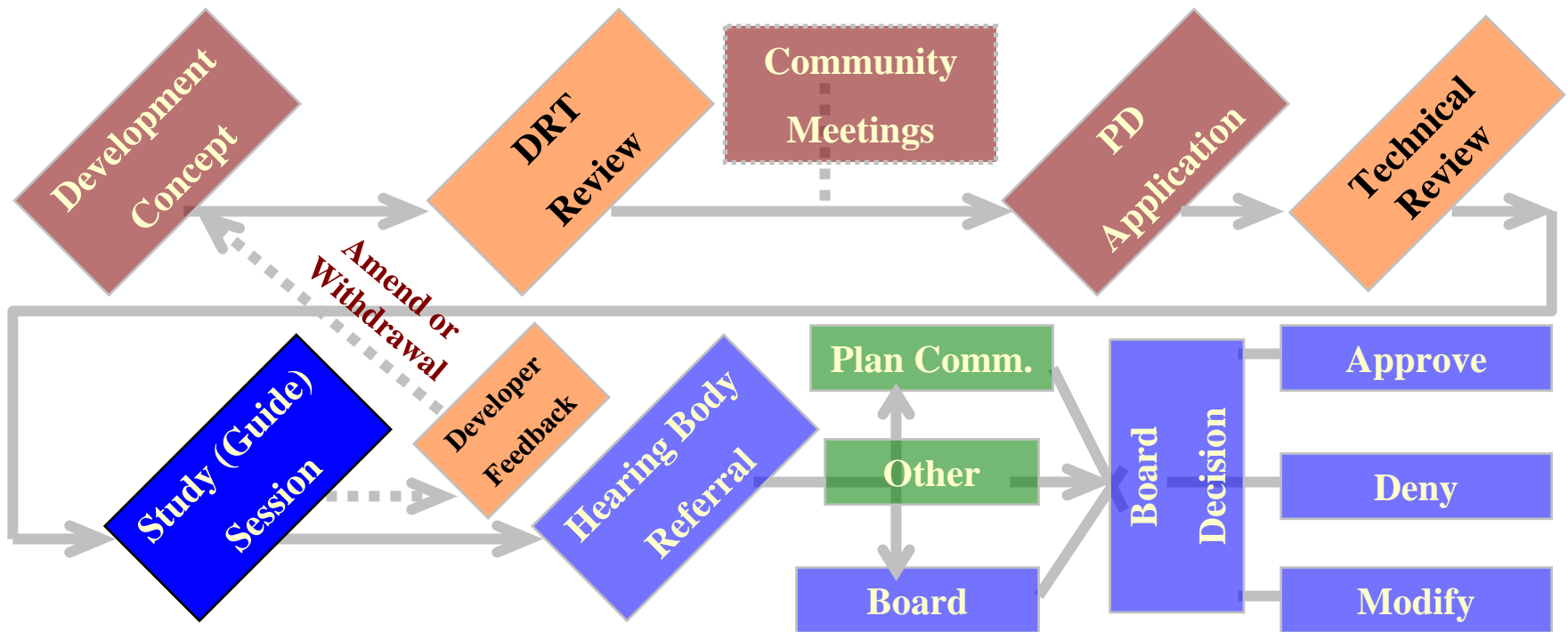
Community Meetings: Developer is encouraged by staff to conduct community meetings. The meetings should be widely advertised. They are a forum for the developer to present his project, seek feedback, and get to know the neighbors. Staff does not participate in, or attend the meetings.

PD Application Process



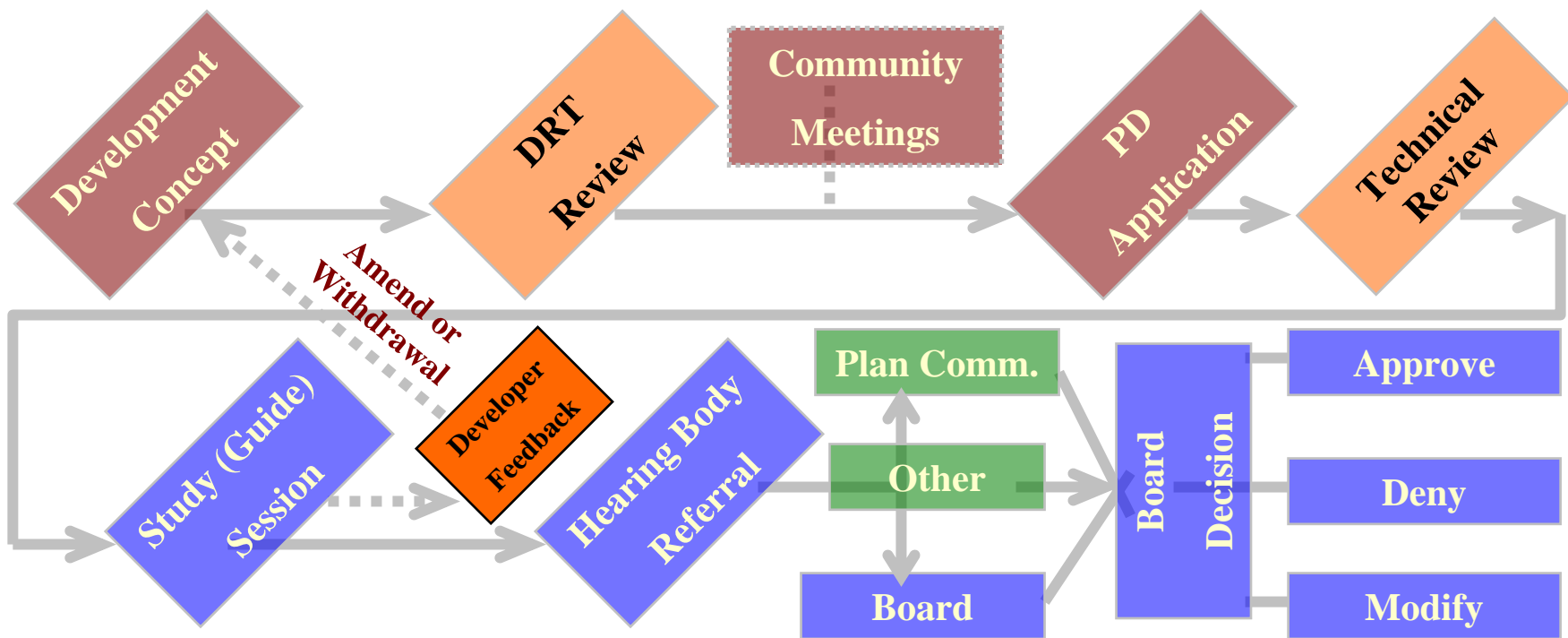
Planned Development Application: Developer formally applies for the PD process. Application is received by the Director of Planning and is verified for completeness/compliance. If accepted, Board is notified of the application and a Study Session for guidance is scheduled.

PD Application Process



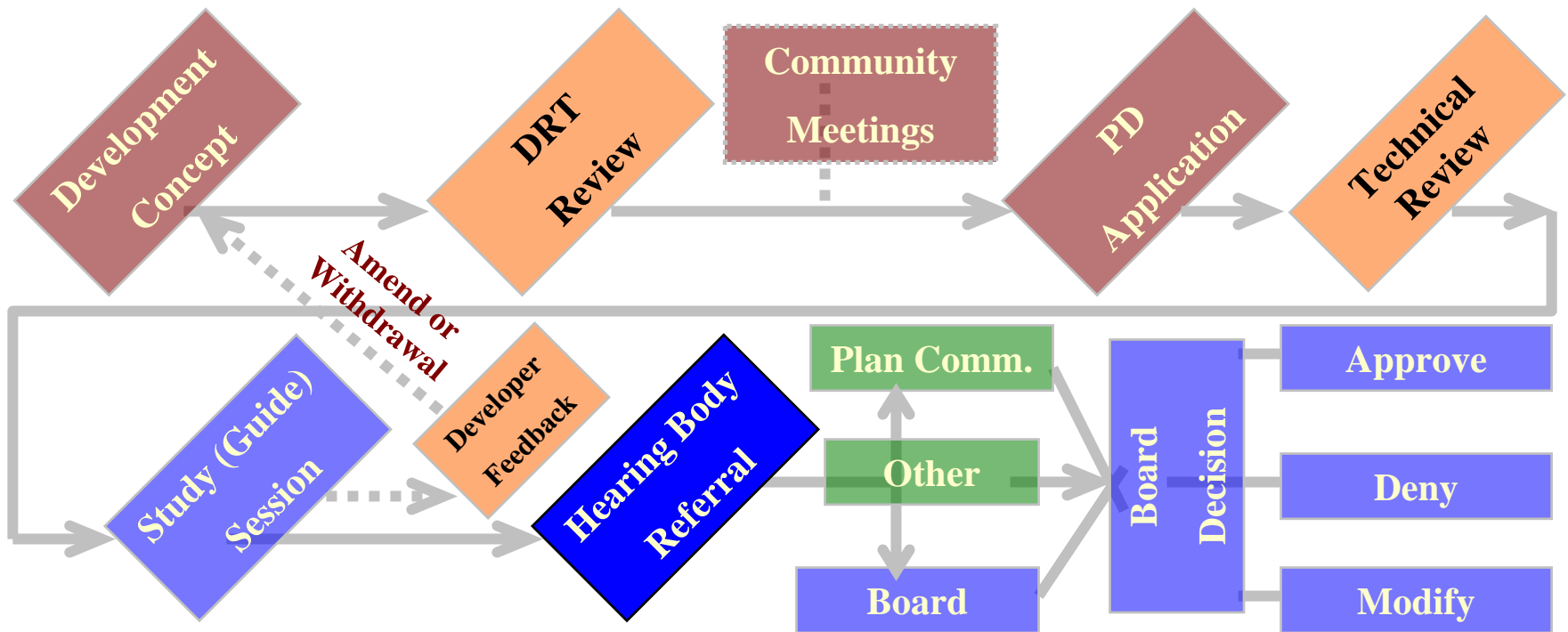
Study (Guide) Session: Board receives the project summary and zoning issues summary. Memo describing pertinent facts is distributed to Board prior to the session. The Developer does not participate. The Board reviews the height, density, and land use issues.

PD Application Process



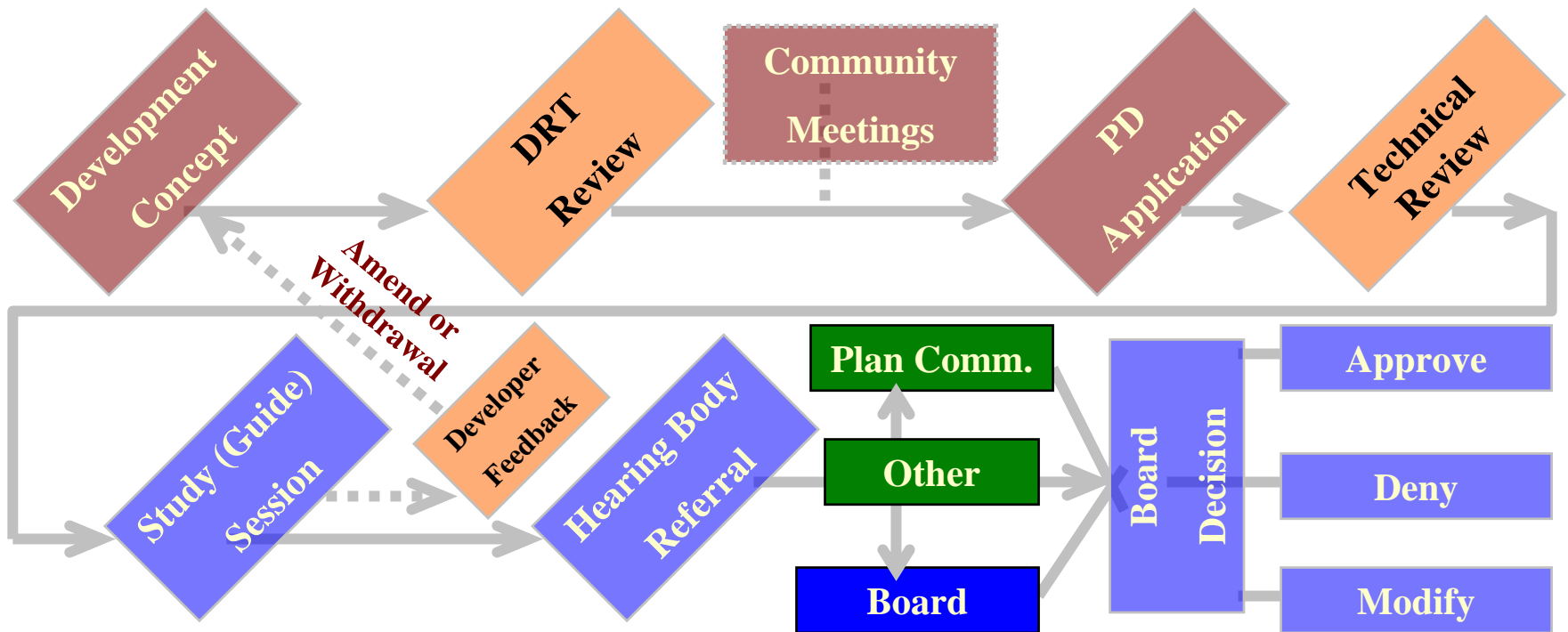
Developer Feedback: Board advises developer/staff of issues and concerns. If the issues are substantial, Developer may elect to substantially amend or withdraw the PD application.

PD Application Process



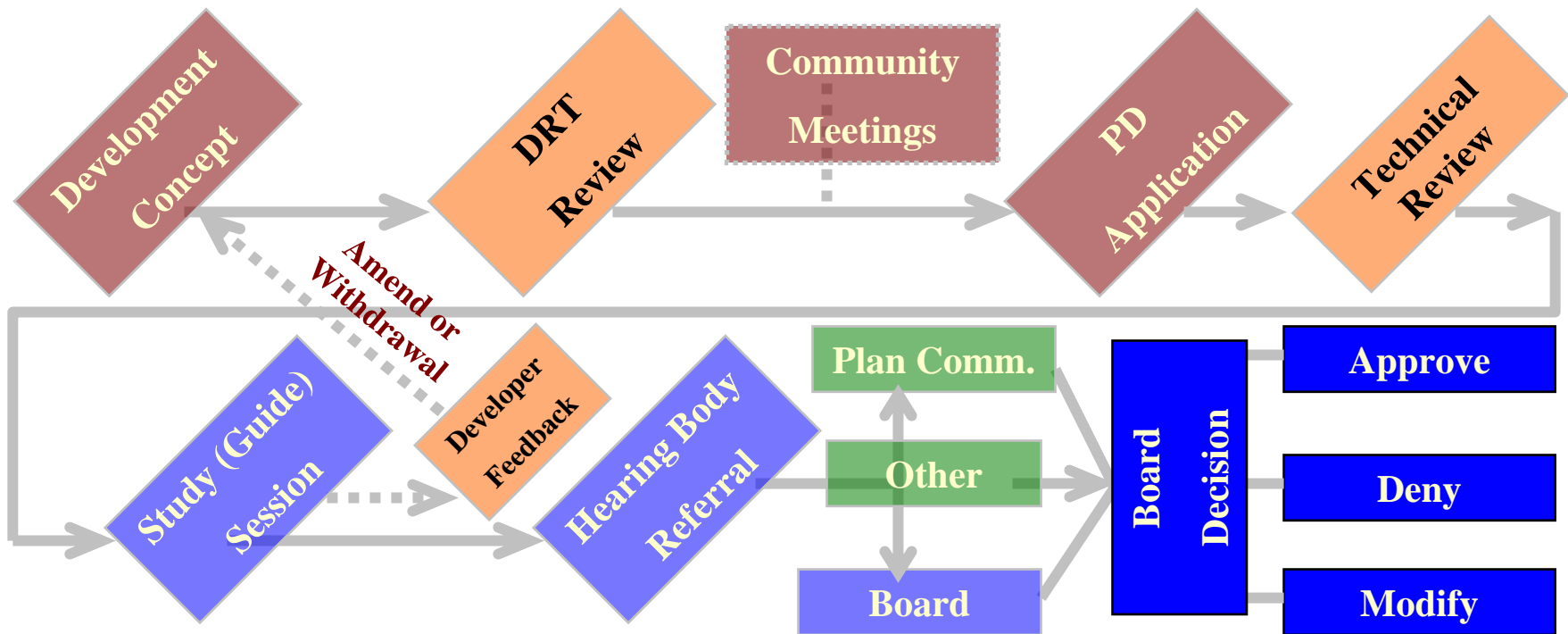
Hearing Body Referral: If Developer chooses to proceed, a Board meeting date is designated to formally refer the application to a hearing body.

PD Application Process



The Board may designate itself as the hearing body. Typically, the Plan Commission will be selected. The Commission examines the project issues and conducts the public hearing. Upon conclusion, the Commission recommends approval or denial to the Board

PD Application Process



Board Decision: Based on the Plan Commission's recommendation, which it may overrule, and its own findings, the Board may decide to Approve, Deny, or require Modification of the project.

Planned Development Process Benefits

- ⌘ Community/Board better informed
- ⌘ Board provides feedback height, density and land use
- ⌘ Developer can make changes early in process

PLANNED DEVELOPMENT

Application Process

