

Chapter 710

PLANNED UNIT DEVELOPMENT DISTRICTS

ARTICLE I - GENERAL

Section 710-1.01 Purpose and Intent

The purpose of the Planned Development District is to provide a means of achieving greater flexibility in development of land in a manner not possible in conventional zones; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to retain maximum control over both the structure and future operation of the development.

The planned Development District may be used for a planned development wherein individual uses and structures and lot configurations and improvements may, at the discretion of the Zoning Administrator, be exempted wholly or in part from specific requirements set forth in the County Zoning Ordinance and Subdivision Regulations. Provided that the proposal:

- A. Meets the conditions of plat approval set forth in the Carroll County Subdivision Ordinance;
- B. Involves only permitted uses as set forth in the Carroll County Zoning Ordinance; and
- C. Promotes the public health, safety, morals, comfort and general welfare and conserves the values of property.

Section 710-1.02 County Board Authority

The County Board, upon the recommendation by the Zoning Board of Appeals, may by ordinance adopted in the same manner as zoning districts are created, authorize a Planned Development District when the proposed development or specific tract of land or area warrants greater flexibility, control, and density than is afforded under the general regulations of standard zoning districts. However, it should be noted that these planned development regulations are not intended to allow excessive densities, or the development of incompatible land uses, either within the development, or as the development relates to the general neighborhood.

Section 710-1.03 Standards

The applicant must strictly adhere to the standards contained in the following provisions. The County Board may, upon proper application, approve a planned development to facilitate the use of flexible techniques of land development and site design in order to obtain one or more of the following objectives:

- A. Environmental design of the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property.
- B. Diversification in the uses permitted and variation in the relationship of uses, structures, open spaces and height of structures in developments intended as cohesive, unified projects.
- C. Functional and beneficial uses of open space area
- D. Preservation of natural features of a development site
- E. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program
- F. Rational economic development in relation to public services
- G. Efficient and effective traffic circulation, both within and adjacent to the development site.

ARTICLE II- ZONING RELATIONSHIP

Section 710-2.01 Map Districts

A Mapped District: The Planned Development Designation is not intended to be attached to existing use districts as an overlay. The Planned Development designation as detailed in this section is a separate use district and may be attached to a parcel of land through the process of rezoning and zoning map amendment.

Section 710-2.02 Plan approval requirements

It is the intent of this ordinance that no development or redevelopment of the property encompassed by the Planned Development designation take place until an acceptable development plan has been reviewed and approved in conformance with the requirements of this section.

Section 710-2.03 Types of Planned Developments

All areas of the County subject to the Planned Development Designation shall be assigned one of the following District classifications which shall be considered a separate use district and subject to the specific restrictions and limitations outlined in this section.

- A. Planned Development – Residential (PDR): Planned developments involving residential uses only.
- B. Planned Development – Commercial (PDC): Planned developments involving commercial uses only
- C. Planned Development – Manufacturing (PDM): Planned developments involving manufacturing uses only
- D. Mixed Use Developments (MXD): Planned developments involving a mixture of residential and non-residential uses.

ARTICLE III – PROCEDURES FOR APPROVAL

Section 710-3.01 Pre-Application Approval

Prior to filing any application for Planned Development approval, the prospective applicant shall request a pre-application conference with the Zoning Administrator. Such a request shall include:

1. A brief and general narrative description of the nature, location and extent of the proposed Planned Development;
2. A concept plan showing general lot configuration, land use, road/street configuration;
3. The total acreage and acreage by land use
4. A list of any professional consultants advising the prospective applicant with respect to the proposed Development.

Upon receipt of such request, the Zoning Administrator shall promptly schedule a conference.

Section 710-3.02 Filing Fee

A filing fee of \$350.00 will accompany the submission of the preliminary development plan.

Section 710-3.03 Preliminary Plan submission requirements

A. A preliminary development plan shall be submitted with the application for a planned development. A final development plan, including the requirements of preliminary plan, may be submitted as a single application. The preliminary plan shall include the following information:

1. One or a series of maps shall be submitted indicating:
 - a. An out boundary survey plat and legal description of the property.
 - b. Aerial photographs showing the site and surrounding area and demarcation of all taxing bodies.
 - c. The location, size and height of all existing and proposed structures on the site.
 - d. The location and general design (dimension and materials) of all driveways, curbs, and sidewalks including connections to buildings.
 - e. The location, area and number of proposed parking spaces.
 - f. Existing and proposed grades at an interval of two (2) feet or less extended beyond the project site to include adjacent properties and structures.
 - g. The location and general type of all existing trees over six (6) feet inch caliper, and in addition, an indication of those to be retained.
 - h. The proposed general use and development of internal spaces including all recreational and open space areas, plazas, and major landscaped areas by function.
 - i. Soils information. The Zoning Administrator may require a detailed soil map (200-foot grid minimum) prepared by a certified soils classifier, showing each soil type boundary location of each soil investigation pit, depth to seasonal high ground water, and limiting conditions of each soil type. The criteria for soils mapping set forth in the Carroll County Subdivision Regulations shall be used when a detailed soils map is required.
 - j. Drain tile information
 - k. The location and approximate size of all proposed plant material by type, such as hardwood/deciduous trees, evergreen trees, flowering trees, and shrub

masses, and types of ground cover (grasses, ivies, etc.) Planting in parking areas should be included.

- l. The location and details of all retaining walls, fences, (including privacy fences) and earthen berms.
- m. The description and location of all refuse collection facilities including the screening to be provided.
- n. Provisions for both on and off-site storm water drainage and detention related to the proposed development and;
- o. The location and approximate size of all utilities, where applicable.

Section 710-3.03 Preliminary Plat presentation

A. Scale:

1. The scale of the drawing or drawings shall be one hundred (100) feet to the inch. (1"=100'), or if the area of the Planned development is more than two hundred acres in area, two hundred (200) feet to the inch (1"=200'), The Zoning Administrator shall approve the use of any other scale that may be more appropriate, either larger or smaller.

2. Site and building sections:

Schematic or illustrative sections shall be drawn to a scale of one inch equals fifty (50) feet or (1"=50') or larger, indicating both edge conditions and internal grade changes in relation to principal variations of internal building levels and site line relations to adjacent structures.

B. Other

1. All drawings shall likewise indicate:
 - a. a project name
 - b. the names of adjoining streets
 - c. the applicant's name
 - d. a scale
 - e. a north arrow
 - f. date drawn.

2. Typical Elevations:

Typical elevations of proposed buildings will be provided at a reasonable scale.

C. Project data:

The following information should accompany the application plan:

1. Site area (square feet and acreage)
2. Allocation of site area building coverage
3. All parking, loading and driveways
4. Open space areas including
 - a. total open space,
 - b. recreation area,

- c. landscaped areas, and others.
- 5. Total dwelling units and floor area distributed by general type (1-bedroom, 2-bedroom, etc.) and total floor area ratio and residential density distribution.
- 6. Floor area in non-residential use by category and total floor area ratio;
- 7. Calculations of parking spaces and area in relation to dwelling units and commercial floor area.

D. Project report:

A brief report shall be provided to include:

- 1. An explanation of the character of the proposed development,
- 2. verification of the applicant's ownership and contractual interest in the subject site;
- 3. and anticipated development schedule.

At the desecration of the Zoning Board of Appeals, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc., of the proposed development.

ARTICLE IV – PHASED DEVELOPMENT

Section 710-4.01 Date requirements

The following will be required when filing for a phased planned unit development plan:

- A. The approximate date when construction of the project can be expected to begin;
- B. The order in which the phases of the project will be built;

Section 710-4.02 Existing structures

The following will be shown when existing structures are in place before development.

The minimum area and the approximate location of the common open space and public improvements that will be required at each stage;

Section 710-4.03 Proposed improvements regarding open spaces

- A. If any stage or unit of proposed **improvement** contains a share of open space, public or private recreation area or service facility less than that which in size, number of units or density would otherwise require, a statement be submitted setting forth what bond, credit, escrow or other assurance the applicant proposes in order to ensure that the difference between that which would otherwise be required and that which the applicant proposes to provide in the instant stage of units is ultimately provided;

Section 4.04 Temporary structures

Placement of all temporary structures utilized during the construction, i.e., construction offices, siltation and erosion control devices, etc.

ARTICLE V – REVIEW PROCEDURE

Section 710-5.01 Filing requirements and procedure

The following will be the order of review for preliminary plans for planned unit developments.

- A. The application, together with a complete Preliminary Development Plan, will be considered at the next scheduled Planning and Development Committee for Review and recommendation to the Zoning Board of Appeals.
- B. The application, complete Preliminary Development Plan and recommendation from the Carroll County Planning and Development Committee will be forwarded to the next scheduled Zoning Board of Appeals for public hearing where all notification requirements have been met.
 - 1. The Planning and Development Committee may recommend to the County Zoning Board of Appeals approval, disapproval, or approval with amendments, conditions or restrictions with respect to the Preliminary Plan.
- C. An application must also be made to the Carroll County Soil and Water Conservation District for a natural resources report and a land evaluation review for any land to be rezoned from an agricultural use to a non-agricultural use. These applications shall be filed with the Soil and Water Conservation District prior to making application with the Zoning Department. All data generated by the natural resources report and the land evaluation review will become part of the public record, and selected portions will be forwarded to the Carroll County Planning & Development Committee, Zoning Board of Appeals and Carroll County Board.
- D. Staff Review: The Zoning Administrator shall coordinate a review of the application by appropriate County Departments. A written report documenting the review and staff recommendations shall be prepared by the Zoning Administrator and submitted to the Zoning Board of Appeals at the meeting at which the application is considered.
 - 1. The Zoning Board of Appeals will consider the application,, the preliminary plan; the various reports from the county departments and the Soil and Water District and the Carroll County Planning & Development Committee recommendations. The Zoning Board of Appeals shall make a report to the County Board regarding the impact of such proposed building or use upon the character of the neighborhood, traffic conditions, public utility facilities and other matters pertaining to the general public health, safety and welfare of Carroll County. The Zoning Board of Appeals may recommend approval, disapproval or approval with amendments, conditions or restrictions with respect to the Preliminary Development Plan.
 - 2. The County Board shall approve, approve with conditions, or disapprove the Preliminary Development Plan within ninety (90) days after it receives the findings and recommendations of the Zoning Board of Appeals.

3. If the County Board approves the Preliminary Development plan, it shall adopt a resolution approving the Preliminary Development Plan with conditions as specified therein and authorizing the preparation of the final development plan. Simultaneously, with the approval of the Preliminary Development Plan, the County Board shall adopt an ordinance rezoning the site. Such ordinance shall become effective upon the approval of the final development plan.

ARTICLE VI – FINAL DEVELOPMENT PLAN

Section 710-6.01 Time limit to submit approved preliminary plan

Within twelve (12) months following the approval of the Preliminary Development Plan, but at least thirty (30) days before the next regularly scheduled meeting of the Planning and Development Committee, the petitioner shall submit a Final Development Plan to the Planning and Development Committee for its review and consideration to determine if said Final Development Plan is in conformance with the approved Preliminary Development Plan and with any imposed conditions of approval. The Final Development Plan shall reflect the entire Planned Development if it is to be completed in one phase. In the event that any proposed final development plan is submitted more than twelve (12) months after approval of the Preliminary Development Plan, approval becomes null and void. The applicant will have to resubmit the Preliminary Development Plan for approval.

Section 710-6.02 Plat requirements

The final Development Plan, in addition to the matters shown on the Preliminary Development Plan, shall include the following:

- A. The landscape plan with specific location of all plant material, specifying size, species and location, (both as to buffer area around the perimeter as well as that in the parking lots.)
- B. Nature of use, including special uses permitted;
- C. All structures, present and future, specifying location, size, and elevation, none of which may deviate substantially from the approved Preliminary Development Plan;
- D. Sidewalks (where applicable)
- E. Parking spaces, including underground parking and traffic aisles
- F. Ingress and egress facilities
- G. Parking facilities for visitors (where applicable)
- H. Plan for the provision of water and sanitary and storm water drainage facilities
- I. All easements and dedications
- J. Any signs, location and size,
- K. Details of lighting of parking lots and outside of buildings, including location, type and density.
- L. Any other information determined necessary by the Zoning Administrator, Planning & Development Committee or County Board.

Section 710-6.03 Improvement plans;

- A. The improvement plan stage is for the purpose of accurately showing how the improvements will be constructed in order to conform to the layout and design objectives of the Preliminary Development Plan. As such, the improvement plan

process is an extension of the Preliminary Development Plan process. Where conditions warrant, the County Engineer may require portions of improvement plans be submitted during the Preliminary Development Plan review process in order to determine the land's suitability for the Preliminary Plan design. Any required off-site improvements and engineering studies shall be provided upon request. Where the development is to be constructed in phases, and where solid and/or topographical conditions so warrant, the County Engineer may require that the improvement plans for the entire Preliminary Development Plan area be submitted to the construction of the improvements.

Section 710-6.04 County Engineer review of Improvements

Prior to the submittal of the final Development Plan, the applicant shall submit to the County Engineer six (6) complete sets of plans and specifications for construction.

The plans, which detail the construction and types of materials to be used in conjunction with the development of the site, shall be prepared and sealed by a registered professional engineer. Any alterations of the common land or improvement within the common land will require the submission of detailed improvement plans and will be considered a requirement improvement.

A. Improvement Plan requirements

1. Improvement plans shall be prepared on an exhibit of twenty-four (24) inches by thirty-six (36) inches and contain the following information:
2. Title Page with key map-showing relationship to surrounding area.
3. Name, address and telephone number of the developer and engineering firm, as well as, a registered professional engineer's seal, should be indicated.
4. North arrow and graphic scale shall be indicated on each plan sheet.
5. One or more benchmarks, in or near the development, to which the development is referenced. The identity and elevation shall be based on U.S.G.S. datum.
6. List of the standards and specifications followed citing volume, section, page, or other references.
7. Typical cross-sections of any proposed roads.
8. Grading and paving details conforming to the Carroll County specifications and requirements.
9. Summary of quantities of all items necessary to construct all streets (roads) shown on the plan;
10. Details of streets including location and width of all proposed public or private rights-of-way and private roadway easements, existing and proposed drainage channels, scales, storm sewers, including adequate natural discharge points, detention facilities, silt control measures, and where applicable, sanitary sewer and water distribution systems.
11. Plans and profiles of streets and sewers, scale not less than one inch equals fifty feet (1"=50') horizontal and one inch equals five feet (1"=5') vertical.
12. Topographical and profile studies must have on their face the signed statement of a Registered Professional Engineer, the owner of the land or his duly authorized attorney, to the effect that to the best of their knowledge and belief the drainage of the surface water will not be changed by the construction of the proposed planned

development, or that if such water drainage will be changed, reasonable provision will be made for the collection and diversion of such surface waters into public areas, or drawings which the developer has the right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjacent property because of the construction of the planned development.

Section 710-6.05 Respective Agency Review and Approval

Approval of improvement plans by the respective agencies described above shall be valid for a period of two (2) years from the date of approval, or for such longer period as the County Engineer may determine to be advisable if after the review by the County Engineer such longer period is necessary to facilitate adequate and coordinated provisions for transportation, water, sewerage, schools, parks, playgrounds, or other public requirements. If the improvements shall not be completed within a two (2) year period or such longer period as the County Engineer may permit, re-submission of the improvement plans to the appropriate agencies may be required by the County Engineer.

Section 710-6.06 Improvement to Install or Guarantee:

- A. Guarantee for Completion of Improvements: In lieu of constructing the improvements prior to the approval of the County Engineer, a construction guarantee in the amount of one hundred twenty (120) percent of the approved engineer's estimate of the cost of the improvements is required. The cost of each improvement shall be itemized in a list prepared, signed and sealed by the design engineer on his letterhead stationary and approved by the County Engineer. Such guarantee is to:
 - 1. Assure the satisfactory installation of said improvements in accordance with the approved plans and specifications and according to good engineering and construction practices.
 - 2. Assure the satisfactory completion of said improvements within the prescribed time limit.

Section 710-6.07 Format of Guarantee

Such guarantee shall be in one of the following formats and the form, amount and conditions subject to the approval of the County Engineer.

- A. A certificate of deposit with or an escrow account at a federally insured bank or savings and loan association
- B. An undertaking by the developer guaranteeing completion of the land improvements remaining to be completed, as secured by an irrevocable letter of credit certifying that adequate funds are and will be available at a sound and reputable banking or financial institution authorized to do business in the State of Illinois. Such irrevocable letter of credit shall be in effect for a period of two and one half (2 ½) years from the date of recording of the final plat. Shall run in favor of the County and shall indicate that there are sufficient funds available for one hundred twenty (120) percent of the estimate cost of the land improvements remaining to be completed, and that such funds are held for such purpose only and for no other purposes. Such undertaking and irrevocable letter of credit shall be in a form to allow the County to procure the funds to complete the land

improvements if construction of said improvements is not completed in accordance with the provisions hereof, and shall otherwise be in a form acceptable to the County.

C. Other good and sufficient security as approved by the appropriate legal authority of the County to guarantee the proper installation of land improvements.

1. A construction guarantee shall be reduced only by the authorization of the County Engineer upon:

- a. Application for payout by the developer in amounts such that funds remaining will always equal one hundred twenty (120) percent of the value of uncompleted work, as determined by the County Engineer. No more than ninety (90) percent of the construction guarantee shall be released prior to the year after the satisfactory completion of the required improvements or:
- b. The County may declare that construction guarantee to be in default and may draw from the guarantee amount for use in matters related to insuring the satisfactory construction of said improvement, including attorney's fees and court costs, encumbered in the enforcement of the provisions of this Ordinance when it is determined that there has occurred unsatisfactory installation of the required improvements. Where the required improvements have not been installed in accordance with the approved plans.

Section 710-6.08 Release of Guarantee

The County Engineer shall not release a construction guarantee prior to the satisfactory installation of all required improvements, as determined.

Section 710-6.09 Post Release improvements required

One year after the completion of all improvements required for the approved Final Development Plan;

- A. After the submission of the project engineer's certification that the project installation has been observed in the field and completed in substantial compliance with the plans and specifications and with all applicable ordinances and laws;
- D. After the submission of (1) reproducible print and (4) copies of **as-built** drawings, which shall be drawings prepared by the project engineer who shall show improvements, and shall clearly designate any and all changes from the approved plans and specifications.

Section 710-6.10 Maintenance responsibilities

After the County Engineer accepts the improvements, the applicant shall be responsible for the maintenance of all improvements until the release of the construction guarantee. Where a development has been improved in phases, the applicant shall be responsible for the proper functioning of drainage improvements for the entire development site. The applicant shall be responsible for the timely removal of snow and ice on roads and mowing of the right-of-ways until the acceptance of the completed road improvements.

ARTICLE VII – FINAL PLAN REVIEW PROCEDURES

Section 710-7.01 Final Review Procedures

The following will be the review and approval procedure:

- A. An application with a complete Final Development Plan, meeting all requirements of the Ordinance and in conformance with the Preliminary Plan as determined by the Zoning Administrator, shall be considered at the first regularly scheduled Carroll County Planning & Development Committee Meeting, but no sooner than thirty (30) days from the filing of the completed application.
- B. Staff Review: during the time between the filing of the complete Final Development Plan and the next regularly scheduled meeting of the Carroll County Planning and Development Committee, the Zoning Administrator shall review the Preliminary Development Plan and conditions contained in the ordinance rezoning the site and shall report to the Planning and Development Committee the finding of the review. The Zoning Administrator may, at his discretion, retain outside consulting services for the review of plans, all costs for said outside services shall be borne by the developer.
 1. After consideration of the application and report, the Planning and Development Committee shall recommend approval, or disapproval, of the Final Development Plan. The Final Development Plan shall conform to the Preliminary Development Plan and applicable ordinances. If the Final Development Plan does not conform to the Preliminary Development Plan, or the conditions of the Preliminary Development Plan approval are not met, the Final Development Plan will not be approved.
 2. Upon recommendation for approval of the Final Development Plan by the Planning & Development Committee, the Final Development Plan shall be submitted to the Zoning Administrator for his signature.
 3. The remaining signatures, excluding the County Board Chairman and the County Recorder must be acquired prior to presenting it for final review of the Carroll County Board
 - a. Following approval of the Final Development Plan by the Carroll County Board, it shall be recorded at the applicants' expense with the County Recorder, and a reproducible Mylar of such recorded Plan shall be furnished to the Zoning Department.

ARTICLE VIII – PERMITTED USES FOR PLANNED DEVELOPMENTS

Section 710-8.01 Permitted uses within planned unit districts

The listing of permitted uses within each Planned Development District shall be as follows:

A. Planned Development – Residential (PDR)

The following land uses and developments are permitted in this district:

1. Permitted land uses and developments shall be established in the conditions of the ordinances governing the particular Planned Development Residential Districts; specific uses may included those uses designated as Permitted, Accessory, or Special Uses in any regular Residential District of Carroll County.

2. The following uses may be designated as permitted uses and established as such in the ordinance governing the particular planned Development Residential District:

- a. Attached single family dwellings, such as condominiums, townhouses, etc.
- b. Duplexes
- c. Mobile home Parks
- d. Dormitories
- e. Multiple Family Dwellings, such as apartments buildings, group homes, special care facilities
- f. Recreational facilities and/or open areas
- g. Package sanitary treatment plants.

B. Planned Development – Commercial (PDC)

Permitted land uses and developments shall be established in the conditions of the ordinance governing the particular Plan Commercial District; specific uses may only include those designated as Permitted, Accessory or Special Uses in the B-1; C-1; (Commercial or Business Districts)

C. Planned Development – Manufacturing (PDM)

Permitted land uses and developments shall be established in the conditions of the ordinance governing the particular Planned Development Manufacturing Districts which are specifically related to a particular activity or complex.

D. Mixed Use Development (MXD)

1. Permitted land uses and developments shall be established in the conditions of the ordinance governing the particular Development Mixed Use District (MXD); specific uses may include uses designated as Permitted, Accessory or Special Uses in any of the Residential, Business/Commercial or Industrial Districts. Each Development Mixed Use district shall include a minimum of:
 - a) 20 % of total gross floor area in residential uses
 - b) 20 % of the total gross floor area in office or industrial uses.
2. Gross floor area:
 - a) Gross floor area used for parking shall not be included in the above calculations.
 - b) Gross floor area of hotels may be used for up to 50% of the required floor area for residential areas.
 - c) Gross floor area devoted to institutional, cultural, entertainment, or recreational uses may be used, on a one to one basis, to reduce the required minimum floor area of any of the three main use categories up to a maximum 25% reduction.
 - d) In addition to this approach, where residential development in a proposed MXD is greater than 65% of the total gross floor area, the remainder of the development

may consist of Business/Commercial or Manufacturing uses or both without limitation as to the percentage of gross floor area.

- e) The Planning & Development Committee during the Preliminary Development Plan review may authorize variations from the above minimum requirements.

Section 710-8.02 Area regulations and Performance Standards

- A. The approval of the Preliminary Development Plan may provide for such exceptions from regulations and such additional requirements as may be necessary or desirable to achieve the objectives of the proposed planned development, provided such exceptions are consistent with the standards and criteria contained in this Section have been specially requested in the application for a planned Development' and further, that no modifications of the above referenced regulations shall be allowed when such proposed modifications would result in:
 - 1. Inadequate or unsafe access to the planned development:
 - a. Traffic volumes exceeding the anticipated capacity of the proposed major street network in the vicinity
 - b. An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities which service or are proposed to serve the planned development.
 - c. A development which will be incompatible with the purposes of this ordinance
 - d. Detrimental impact on the surrounding area, including, but not limited to visual and noise pollution.
 - 2. Overall Development Site Size: The minimum size required for a Planned Development Commercial (PDC), Planned Development Manufacturing (PDM) or Planned Development Mixed Use (MXD) shall be two and one half (2 ½) acres. The minimum overall site size requirement for Planned Development Residential District (PDR) shall be twenty (20) acres.

Section 710-8.03 Period of Validity

The period of validity of the approval of the Final Development Plan is as follows:

- A. No approval of a Final Development Plan shall be valid for a period longer than twelve (12) months from the date of approval unless within such a period a zoning certificate is obtained and construction commenced.
- B. The County Board may grant an extension not exceeding six (6) months each upon written request of the original applicant if the application submitted is substantially the same as the initially approved application. However, the Board has the power in such cases to attach new conditions to the approval. At such time as the period of validity is approved Final Development Plan Lapses, the Final Development Plan and all uses, terms, and conditions thereof shall be considered null and void. No further development of the site shall be permitted except by application in accordance with the procedural requirements of this section, wherein it shall be considered an entirely new application.
- C. Should a request for an extension of an approved Final Development Plan contain substantial changes as determined by the Board, the Board shall require the applicant to

refile his application subject to the requirements of this Ordinance as if it were an entirely new application.

Section 710-8.04 Relationship to Zoning Map

Properties are zoned Planned Development District by Enactment of this Ordinance and Respective Official County Zoning Map.

Section 710-8.05 Recording of Final Plat

- A. Land developments that have been authorized by building permit, final plat approval or other legal means prior to the enactment date of this Article, and exist on properties which, by enactment of the Official County Zoning Map have been zoned Planned Development District, have hereby created Planned Developments and all approved characteristics of such developments, such as lot sizes, configurations, setbacks, easements, bulk characteristics, roads, utilities, and other improvements, are made part of the Planned Development District Zoning classification as herein defined, whether conforming or legal non-conforming in character.
 - 1. Tracts of land which have not, prior to date of this enactment of this Ordinance, received County Approval for development, whether by building permit, recording or final plat or other legal means, and by County Board enactment of the Official County Zoning Map are zoned Planned Development Districts shall be subject to the requirements of this Ordinance.