

12.5 PROCEDURE

12.5.1 Open Space Preservation Development

Open space preservation developments are permitted uses within the AG District.

12.5.2 Planned Residential Development

Planned residential developments are permitted as special uses within the AG District. The review and approval of a planned residential development shall take place in accordance with the provisions of Article 11, subject also to the provisions of this Article.

12.5.3 Planned Unit Development

A planned unit development is permitted as a special use in any Zoning District. The review and approval of a planned unit development shall take place in accordance with the provisions of Article 11, subject also to the provisions of this Article.

12.6 PHASING

Where any project under this Article is proposed for development in phases, the planning and designing shall be such that, upon completion, each phase shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the project and the residents of the surrounding area. The Planning Commission shall approve the phasing plan for any project and may, as a condition of approval, require such phasing as it feels necessary to secure the public benefits of the proposed development and the objectives of this section.

12.7 AMENDMENTS

Amendments to an open space preservation development, a planned residential development or a planned unit development shall be handled in the same manner as the initial application. Minor, non-substantive changes to a special use permit, may however, be made to the special use permit by mutual agreement between the Township and the applicant without further public hearing, if done prior to the issuance of an occupancy permit for the use affected by such change. Such minor amendments shall require the approval of the Zoning Administrator only, unless the Zoning Administrator refers such changes to the Planning Commission for review and decision. Once referred to the Planning Commission, all decisions concerning such revision shall be made only by resolution of the Planning Commission.