

CHAPTER 8
SPECIAL PROCEDURES AND REQUIREMENTS
FOR PLANNED DEVELOPMENTS

All procedural and design requirements of the Hebron Subdivision Ordinance shall also apply to a planned development type of subdivision, except that the planned development shall comply with all conditions and requirements of the zoning special use permit which authorizes the planned development to be platted in addition to the requirements of the Hebron Subdivision Ordinance.

The purpose of this article is to allow for the platting of a subdivision in which the overall site density is related to the underlying zoning classification but in which individual lots may be of smaller size. Standard overall site density is to be achieved by maintaining open space under ownership in accordance with Title 5A, Chapter 3, of the Hebron Zoning Ordinance, in conjunction with the residential use. It is to provide an alternative to the standard subdivision by encouraging ingenuity and originality in total subdivision and site development. It is a technique that is particularly well suited to the efficient utilization of a site which contains both suitable areas and areas unsuitable for development. By allowing certain on-site density transfers, environmentally sensitive areas can be preserved.

A planned development can be established in any of the estate and residential zoning districts, however a special use permit must be obtained from the Board of Trustees. Before petitioning the Village for a Planned Development Conditional Use Permit a plat of the proposed planned development should be prepared and submitted for review by the Village Engineer and the Zoning Board of Appeals.

The level of technical completeness of the plat must be equivalent to the Tentative Plat phase as described in Appendix B; all soil analysis, drainage and a scheme for stormwater management must be provided and show that a minimum of one-half acre of suitable soils is available for each lot if septic systems will serve the property.

The Village Engineer will review the plat and supplemental technical information and prepare a report for the Zoning Board of Appeals prior to its hearing on the petition for the special use permit. This review shall be conducted at both the sketch plan and tentative plat stages.