

Policy I-7.8.2 Time frame of Planned Unit Developments

Within twelve (12) months of the effective date of this Comprehensive Plan, the County shall establish a process within the Land Development Regulations for application, implementation, and reconsideration of development utilizing a Planned Unit Development. The following criteria shall apply to Planned Unit Developments constructed after the effective date of this Comprehensive Plan:

- Physical construction of infrastructure must begin within three (3) years of the effective date of the PUD ordinance. During this time frame the PUD shall be considered active.
- If a phased development is proposed, a time frame shall be established for commencement and completion of each phase of the development in the ordinance.
- Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. The applicant shall be required to demonstrate that the proposed development meets all concurrency requirements prior to granting of a time extension.
- If the above time frames expire, then the PUD shall become inactive and no further development shall be permitted until a public hearing on the ordinance occurs to consider a change in zoning. A time certain shall be established within the Land Development Regulations within which a mandatory public hearing shall occur to consider and adopt an appropriate zoning assignment for the subject property.
- PUD approval shall be contingent upon the ability to provide, concurrent with the impacts of the development, the adopted Level of Service for public services and facilities.