

Transcription of LDC notes on Planned Development - May 11, 2026 - Sarah Norman
Revised and corrected July 6, 2026. Blue text indicates existing ordinance language.

1202.01 THE MAYOR AND CITY COUNCIL.

As amended by the Charter of the City of Hudson from time to time, the powers and functions of the Mayor and City Council with respect to administering this Code are as follows:...

(d) Planned Developments. Hold public hearings, review, and *take final action* on proposed preliminary Planned Development applications after receipt of the PC's recommendations. [emphasis added]

1202.02 PLANNING COMMISSION.

(a) Powers and Functions. As amended by the Charter of the City of Hudson from time to time, the powers and functions of the Planning Commission ("PC") with respect to administering this Code are as follows:

(8) Planned developments. Review and make recommendations to the City Council on applications for preliminary planned developments *and take final action* on final planned developments. [emphasis added]

Questions to address:

- LDC says both PC and Council are taking final action on PDs—is this a conflict?
- What if a PD originates as a concept review with Council under 1204.04(b)? If Council generally approved of the idea, then PC gets into the details? PC can recommend against approval though Council already “approved” in concept?
- What if we used the “concept plan” as a vehicle for getting a PD conversation started with Council/PC? If, hypothetically, Council signed off on a concept plan for a PD, the PC could do the wrangling of the details knowing that Council is generally on board with the concept. If Council did not endorse the concept plan, the PC would not need to get into the details about the appropriateness of the project.
- How do appeals proceed? 1212.01(c) says it goes to Council since PC issues the final PD decision.

1203.02 CORE REVIEW PROCEDURE.

(a) Step 1: Pre-Application Conceptual Review.

...(2) Applicability. Pre-application conceptual review is mandatory for all applications relating to site plans except minor development, preliminary planned development plans, and preliminary subdivisions except for minor subdivisions.... [emphasis added] But see:

1203.04 PLANNED DEVELOPMENTS.

...(c) Procedures for Approval of a Preliminary PD Plan. Planned developments, similar to subdivisions, are first approved in preliminary form, and then approved in final form. Applications for approval of a preliminary PD plan shall follow the core development approval process set forth in Section 1203.02 , except for the following modifications:

(1) Step 1: Pre-Application Conceptual Review Meeting. A pre-application conceptual review meeting shall be mandatory for all persons intending to submit an application for approval of a preliminary PD plan. [emphasis added]

Questions to address:

- Why would we write yet another exception into the code for the development with the greatest potential impact?
- Which body–PC or Council–reviews a preliminary PD?
- Staff: have you ever included the Industrial Design Subcommittee (for districts 6/8) in a pre-application meeting? See 1203.02(a)(3)

1203.02 CORE REVIEW PROCEDURE

(d) Step 4: Planning Commission Action or Recommendation.

(1) When public hearings required. The following development applications are subject to Planning Commission review and shall be considered and acted upon only after a public hearing before the PC:

... Applications for planned developments. [emphasis added]

(3) Decisions. Within 120 days from the date that a submitted application is certified as complete pursuant to Section 1203.01 (c), the PC shall consider the development application, the staff report, comment from any meeting, and the evidence from any public hearing, and then take final action. [emphasis added]

Questions to address:

- Why is the decision time so short for such a complex application? Don't our most complex applications deserve the most time for review?

(e) Step 5: City Council Review and Action.

(1) When City Council action required. The following development and land use applications are subject to City Council review and shall be considered and acted upon only after a public hearing before the City Council:

Applications for planned developments preliminary plan....

(3) Decisions. Within ninety days from the date that the City Council receives the Planning Commission's recommendation on an application, the City Council shall consider the development application, the staff report, the PC's recommendation, and the evidence from any public hearing, and then take final action....[emphasis added]

Questions to address:

- Why is Council's decision time even shorter than PC's?
- Doesn't part (e)(1) functionally create a situation where there is a public hearing in front of Council on the preliminary PD Plan, then another public hearing in front of PC, then another public hearing in front of Council for the final decision? If an appeal is taken, which public hearing is the one that can be appealed?
- Why are we continuing these de novo public hearings for PD that Council recently streamlined for all other applications? If we allow 3 de novo public hearings on the same

application, are we treating all applications the same since these are no longer allowed for other applications?

- Why don't we write in a provision to include the record from all previous public hearings that Council will use as a base line for a final decision? That way, if a person addressed PC during its public hearing, they could amplify—but would not have to repeat—the prior testimony.

1203.02 CORE REVIEW PROCEDURE

(g) Step 7: Certificate of Zoning Compliance....

(4) ...B. Time limit on zoning certificates - major development. Unless construction is completed within twenty-four months of the date of issuance of the zoning certificate, such certificate shall then automatically lapse and be null and void. These time limits may be extended up to six months by the City Manger [sic] provided the time limit extension is applied for on or before the date of expiration of the zoning certificate sought to be extended. [emphasis added] But see:

1203.04 PLANNED DEVELOPMENTS.

...(f) Effect of Approvals.

(1) Effect of approval of a *preliminary* PD plan [by council].

A. An approved *preliminary* PD plan shall be valid for a period of twelve months from the date of the City Council's action.

(2) Effect of approval of a *final* PD plan.

B. Application for approval of a *final* PD plan for all or any phase of the preliminary PD plan may be made at any time within the twelve-month period. An approved application for a final PD plan for any phase or portion of the preliminary PD plan shall extend the life of the preliminary PD plan for an additional twelve-month period from the date the final PD plan is approved. If the original or any successive twelve-month period expires before a completed application for final PD plan approval is submitted, unless a different time frame is specified in the development agreement, the preliminary PD plan approval shall automatically lapse and be null and void and all of the area included in the preliminary plan for which final PD approval has not been given shall be subject to the zoning and subdivision regulations otherwise applicable to them. [emphasis added]

C. Within the two-year period, the developer shall:

1. Record the final PD plan as the final subdivision plat; and
2. Undertake substantial construction of at least the first phase of the PD

development.

If these actions are not completed within the two-year time period, such final PD plan shall automatically lapse and become null and void. All of the area included in such final PD plan shall be subject to the zoning and subdivision regulations otherwise applicable to them.

Questions to address:

- How long is an approval actually valid for?
- When is the development agreement entered? Does council or PC get to see the development agreement before being signed?

- What is the timing of PD applications and development agreement generation?
- Can the PC make the development agreement a term of approval for other kinds of applications (site plan, conditional use, subdivisions)? Why didn't PC do this for S.R. 91 townhomes? Saywell House/HCSO conditional use?
- When have development agreements been used in Hudson?
- What is "substantial construction?" LDC does not define this word. Is it 51%?

1203.04 PLANNED DEVELOPMENTS.

(a) **Applicability.** Planned Developments may be approved in any zone district in which the zone district regulations (see Chapter 1205) expressly permit such projects,...[which is almost all of the City of Hudson].

Questions to address:

- Why are PDs allowed in nearly all residential districts?
- Why is the allowance for PDs so pervasive when it is—in practice—such a rare development type?

(b) **Consolidation with Subdivision Approval.** The applicant shall consolidate an application for preliminary PD plan approval with an application for preliminary subdivision plan approval, and shall consolidate an application for final PD plan approval with an application for final subdivision plat approval.

Comment: this is a fine idea, but note that per 1203.10(d), subdivision approvals are subject to a shorter approval timeline (30 days). This conflict needs to be addressed.

(c) **Procedures for Approval of a Preliminary PD Plan.** Planned developments, similar to subdivisions, are first approved in preliminary form, and then approved in final form....

Comment:

- subdivisions and PDs are similar in process, however the subdivision final plan review used 3 specific standards and PDs have only 1. Compare 1204.05(c) subdivisions with 1204.02(d)(1) PDs.
- Also, PC action refers to the standards for review in 1203.04(e)(which refers to 1204.02) but what standards will be used by Council? The presumption is the "same as PC" but this is not articulated anywhere in the LDC.
- Shouldn't Council function as a reviewing body (looking for "abuse of discretion" by PC) instead of holding a de novo review?

1204.02 Standards for review and 1203.04(e) standards of review see subsequent notes, infra.

(f) **Effect of Approvals.**

(1) **Effect of approval of a preliminary PD plan.**

...C. During the period an approved preliminary PD plan is effective, no subsequent change or amendment to this Code or any other governing ordinance or plan shall be applied to affect adversely the right of the applicant to proceed with any aspect of the approved development in accordance with the terms of such preliminary PD plan approval, except that the

applicant shall comply with those local laws and regulations adopted subsequent to the approval of such preliminary PD plan if the City Council determines, on the basis of written findings, that compliance is reasonably necessary to protect the public health, safety, or welfare.

(2) Effect of approval of a final PD plan.

...B. During the period an approved final PD plan is effective, no subsequent change or amendment to this Code or any other governing ordinance or plan shall be applied to affect adversely the right of the applicant to proceed with any aspect of the approved development in accordance with the terms of such final PD plan approval, except that the applicant shall comply with those local laws and regulations adopted subsequent to the approval of such final PD plan if the City Council determines, on the basis of written findings, that compliance is reasonably necessary to protect the public health, safety, or welfare. [emphasis added]

Questions to answer:

- What standards will Council use to make the decision to apply new laws? Can PC request this?

(i) Modifications of Final PD Development Plan.

(1) Minor modifications of the final PD development plan may be authorized by the City Manager as set forth in Section 1203.08, Minor Modifications.

(2) Any change that does not qualify as a minor modification as set forth in Section 1203.08 shall be considered amendments and shall be processed in accordance with the procedure for approval of a final PD plan.

Comments:

- Very important to note that the City Manager has the authority to amend site plans etc. up to 9.9% more floor area, density, and most other standards (height, lot area, setbacks, trees, wetland setbacks).
- Part (2) essentially says that any “not-minor” (therefore, “major”) modification shall be processed as a final PD plan. Think of these as “amendments” to the plan

Questions to address:

- What does this actually mean in practice?
- Does this apply to PC as it makes its recommendation to Council? Or does it skip Council entirely because they don’t make the “final” review of the PD plan? What is the effect of disapproval of an amendment/modification by the City?

1204.02 PLANNED DEVELOPMENTS.

(a) Purpose. Within specified zone districts, planned developments are intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards. In return for maximum flexibility in site design and development, planned developments are expected to deliver exceptional quality products that preserve critical environmental resources, provide above-average open space amenities, incorporate creative

design in the layout of buildings, open space, and circulation, assure compatibility with surrounding land uses and neighborhood character, and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. [emphasis added]....

(b) Standards for Review of a Preliminary PD Plan. An application for approval of a preliminary PD plan, together with submitted plans and reports, shall be reviewed for their conformance with the following standards:

... (2) The proposed PD shall contain uses that are expressly permitted either by-right or as conditional uses in the zone district in which the PD is located or as modified according to division (b)(3) of this section, but such uses may be mixed within the planned development or within the same structure located in the PD;

Comments:

- The purpose statement limits mixed uses just to those permitted in the district; they may also include conditional uses in the mix. This conflicts with the definition of “Planned Development” in 1213.02(228) which contemplates a mix or no mix of uses at all.

Questions to answer:

- Does inclusion of a conditional use trigger a different, separate review from the PD?
- What is “maximum flexibility”? In design? In uses? Is it unlimited? If PC imposes limits, does the word “maximum” give the applicant legal recourse to complain?
- What are “exceptional quality products”? How does PC measure it? Is it about building materials, nature of uses, famous architect, durability, economic longevity?
- What if “critical environmental resources” don’t exist in the area to be developed? Does it make the “quality product” part go away? Should resource conservation count?
- Why do we lower the standard here (“above-average”) for open space amenities? What is an open space amenity? (see definition 1213.02(204) which says it is land or water designed for recreation or resource protection; is that a swimming pond? A wave pool?)
- What does “incorporate creative design” mean? How is this determined? Isn’t all design “creative” by nature? What is this standard? Where does Hudson’s history fit in?
- How do we assure “compatibility with surrounding uses” and “neighborhood character?” Look at the west side of S.R. 91 across from Jo-ann’s property; that is what we should be aiming for on the east side if we are really striving for “compatibility” with “neighborhood character.” See definition 1213.02(67) which speaks of “harmony” including design elements, traffic impacts, operating standards, and “sensitivity” to maintaining the character of existing development; to be harmonious and not “at variance” from nearby existing development.
- Aren’t we setting any given PD up for a conflict? PDs allow *great variance* from underlying standards, yet we are requiring “compatibility” with the development nearby that did not get variances—how is this rational?
- Where does the data for the comparison of “greater efficiency” come from? How does an applicant show that they have met this standard?

(b) Standards for Review of a Preliminary PD Plan. An application for approval of a preliminary PD plan, together with submitted plans and reports, shall be reviewed for their conformance with the following standards:

(1) The proposed PD shall be consistent with and implement the planning goals, policies, and objectives as contained in this Code and in the Comprehensive Plan;

(2) The proposed PD shall contain uses that are expressly permitted either by-right or as conditional uses in the zone district in which the PD is located or as modified according to division (b)(3) of this section, but such uses may be mixed within the planned development or within the same structure located in the PD;

Questions to answer:

- Should we add an affirmative statement of conformance with the comprehensive plan to the Appendix A requirements for a PD app?

List of the permitted/conditional uses allowed by district per table of 1206.01 (except for some public uses which are allowed in all districts), but bear in mind that a mixture of uses is not required (by definition) for PDs in Hudson, even though the purpose statement says “a mixture.”

D1 Suburban Residential: family day care in house, single family homes, Bed n/ Breakfast, golf course, recreational club, cemetery, churches, recreational facilities, schools, group homes, parks, agriculture—what combinations of uses make sense? Developer needs only 5 acres for a PD in this district. Why do we need PDs in a residential district?

D2 Rural Residential: assisted living, family day care in home, group homes, single family homes, Bed n/ Breakfast, nurseries, golf course, recreational club, cemetery, churches, recreational facilities, schools, composting, parks, agriculture—what combinations of uses make sense? Developer needs only 5 acres for a PD in this district. Why do we need PDs in a residential district?

D3 Outer Village Residential: assisted living, family day care in home, group homes, single family homes, Bed n/ Breakfast, golf course, recreational club, cemetery, continuing care retirement community, churches, institutional residential with more than 9 residents, recreational facilities, libraries, museums, schools, parks, agriculture—what combinations of uses make sense? Developer needs only 5 acres for a PD in this district. Why do we need PDs in a residential district?

D4 Historic Residential: PDs are not allowed, but look at the uses permitted in this district: assisted living, family day care in home, group homes, single family homes, Bed n/ Breakfast, recreational club, recreational facilities, cemetery, church, library, museum, parks, schools, multi-family dwellings. What is the actual difference between D4 and D3 or D2? Why would we not want PDs in the most dense area of town?

D5 Village Core: assisted living, family day care in home, multi-family dwellings, group homes, single family homes, art studio/gallery, meeting halls, ATMs, car service, bank, bar, Bed n/ Breakfast, convenience store, outdoor entertainment facilities, funeral homes, liquor stores, lodging, clinics, offices, parking lot, recording studio, outdoor recreational facilities, restaurants, retail, business services, personal services, repair services, veterinarian, recreational facilities, cemetery, church, library, museum, parks, schools, transportation facilities—what combinations of uses make sense? Why can't recreational clubs be in this district? Developer needs only TWO ACRES in this district.

D6 Western Hudson Gateway: assisted living, bank, daycare, lodging, clinics, office, business park, recording studios, recreational facilities, restaurant, retail, business services, personal services, repair services, wholesale, vehicle rental, vehicle repair, cell tower, light industrial, industrial business park, research lab, warehouse, workshops, continuing care retirement, conference center, government offices, hospital, institutional residential with more than 9 residents, public recreational facilities, parks—what combinations of uses make sense? Developer needs only 5 acres for a PD in this district.

D7 Outer Village Commercial Corridor (including Overlay): art studio/gallery, meeting halls, ATMs, auto repair, gas stations, auto dealers, bank, bar, Bed n/ Breakfast (O), car wash, convenience store, day care, funeral home, liquor store, clinic, office, business park (O), recording studio, restaurant, retail, business services, personal services (O), veterinarian, government offices, churches—what combinations of uses make sense? Developer needs only 5 acres for a PD in this district.

D8 Industrial/Business Park: assisted living, adult businesses, auto repair, bank, nurseries, communication operations re: vehicles, day care, lodging, clinics, offices, business park, recording studios, recreational facilities, restaurants, retail, business services, personal services, repair services, wholesale, vehicle rental, light industrial, heavy industrial, industrial business park, RV/boat storage, research lab, resource recovery operations, warehouse, workshop, continuing care retirement, conference center, government offices, hospitals, institutional residential, recreational facilities, parks, agriculture—what combinations of uses make sense? Developer needs only 5 acres for a PD in this district.

D8 Overlay: Senior Housing: assisted living, multifamily, group homes, single family homes, Bed n' Breakfast, offices, recreational facilities, restaurants, retail, business services, personal services, parks—PDs are a conditional use in this overlay district. What combinations of uses make sense? Developer needs 5 acres for a PD in this district. How does the conditional use review fit into the PD review? Why do we need PDs in a residential district?

D9 Darrowville: art studios/galleries, meeting halls, ATMs, auto repair, bank, bar, Bed n' Breakfast, nurseries, convenience store, daycare, entertainment facilities, funeral home, liquor stores, clinics, office, recreational facilities, restaurants, retail, business services, government offices, churches, public recreational facilities, parks, schools, agriculture—what combinations of uses make sense? Developer needs only 5 acres for a PD in this district.

D10 Ravenna Road: family day care in home, group homes, single family homes, art studio/gallery, meeting halls, Bed n' Breakfast, nurseries, convenience store, office, recreational facilities, retail, business services, veterinarians, government offices, churches, public recreational facilities, parks, schools, agriculture—what combinations of uses make sense? Developer needs only 5 acres for a PD in this district.

D11 South Darrow Road Corridor: bank, clinic, office, business park, boutique lodging, private recreational facilities, recording studio, restaurant, retail, personal service, business service, wholesale distribution, distribution, industrial (light), research lab, governmental offices, hospital, public recreational facilities, parks, art studios, bars, nurseries, daycare, lodging, recreational facilities, veterinarian, telecommunications—what combinations of uses make sense? Developer needs 50 acres for a PD in this district.

(3) The proposed PD shall comply with the density or lot coverage ratio requirements set forth for the zone district in which the PD is located, except to the extent that a bonus has been expressly allowed pursuant to division (c) of this section; [emphasis added]

Comments: bonus section 1204.02(c) has been repealed by Council, but we have not corrected this language yet.

(4) The proposed PD shall comply with the subdivision development and design standards as set forth in Chapter 1208, except to the extent modifications, variances, or waivers have been expressly allowed pursuant to division (b)(7) of this section; [emphasis added]

Questions to answer:

- Does the PD applicant need to seek variances from BZBA prior to hearing process with PC and Council?

(5) Adverse impacts on adjacent properties, including but not limited to traffic, noise, and visual impacts, shall be mitigated to the maximum extent feasible;

Comment: "Maximum extent feasible" is defined in 1213.02(180).

Questions to answer:

- What other things could be considered ("but not limited to")?
- This is the judgment of PC, right? "Adverse impact" is not defined so how do we know if it has been mitigated enough?

(6) The planned development shall be integrated with adjacent development through street connections, sidewalks, trails, and similar features;

Questions to answer:

- What "similar features" are there besides those listed?

(7) All district [1205], development [1207], and subdivision [1208] standards,... except those specified in division (b)(8) of this section, may be modified or varied upon a finding that the proposed PD incorporates creative site design such that it represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards, including but not limited to improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or choice of living and housing environments;

Comments: Note exception for 1207.13 Transportation requirements. Allowance for variance related to utilities is in open conflict with 1204.02(b)(8)D which says there can be no exception to 1207.11 Utilities requirements.

Questions to answer:

- Shouldn't the burden of proof of "creative site design" be on the applicant?
- How does PC evaluate "creative site design?" Would we require first an "as per law" drawing of what is permitted to compare with "special" PD with a listing of the changes/variances?
- Does this put the PC in the place of the BZBA to apply variance standards? Wouldn't it be better to require a joint meeting of BZBA and PC to make rulings on variance appropriateness with the same testimony as the PC is hearing?
- What other developers/property owners enjoy the latitude provided by this section? We tend to be very exacting with our standards for everyone else. Does this result in a "special privilege"? See 1204.01(d) related to code amendments where "inequitable situations" created by the LDC or terms which "grant special privileges" are things Council is obligated to correct. E.g. How many variances can a homeowner apply for?

(8) The proposed PD shall comply with the following requirements, which shall not be modified or varied except as expressly set forth below or as permitted by Section 1203.08, Minor Modifications [which is a <10% change]:

A. Minimum area requirement. All planned developments shall have a minimum size of five acres except for District 5 which shall [have] a minimum size of two acres.

Comments: Seriously? A <10% change in a 5-acre PD would allow the lot size to be between 4.5 and 5.5 acres which is a full acre of spatial change! For 2-acre D5 PDs, it would be between 1.8 and 2.2 acres that would be allowed without triggering PC/Council review. Staff please verify these calculations. Consider how this math works for D11 with a 50-acre parcel requirement. A <10% change would allow a range between 45 and 55 acres to be counted as a "minor modification" that can be approved administratively, without PC/Council review.

Questions to answer:

- How can we improve the PC's ability to call up minor modifications per 1203.09(g)(3) to allow it to review amendments to a PD? Currently, PC has the legal authority to call up a minor modification for review, however, it is never notified of these applications, so it doesn't functionally have this ability.

B. Setbacks from adjoining residential uses. All planned developments shall comply with any applicable zone district standards that require minimum setbacks from adjoining residential uses or properties.

Comments: again, the “minor modification” of <10% would apply to the setbacks and be outside of the PC/Council review?

C. Transportation/circulation/pedestrian linkage. All planned developments shall comply with the transportation, circulation, and pedestrian linkage standards set forth in Section 1207.13, and such provisions shall not be modified or varied in any way unless adequate compensating mitigation measures are included in the PD plan.

Comments: see conflicts pointed out in the section preceding this related to transportation compliance. Some sections allow variance; this one does not. We have unresolved conflict.

Questions to answer:

- How will this align/conflict with requirement of 1204.02(b)(6) for integration with transportation elements that exist? How is it judged?
- What mitigation becomes “adequate?” How is it judged?
- How much diversion from district standards is PC allowed to give i.e. what limits does PC have—are there any?
- Is “adequate” an acceptable standard when “exceptional design” is required?

D. Adequate public facilities. All planned developments shall comply with the adequate public facilities standards set forth in Section 1207.11.

E. Environmental protection standards. All planned developments shall comply with the provisions set forth in the following sections and such provisions shall not be modified or varied in any way unless compensating mitigation measures are included in the PD plan:

1. Section 1207.03, Wetlands/Stream Corridor Protection.
2. Section 1207.07, Stormwater Management/Drainage/Erosion Control.
3. Section 1207.02, Tree and Vegetation Protection.
4. Section 1207.10, Performance Standards. [emphasis added]

Questions to answer:

- What are “compensating mitigation measures?”
- Why don’t we require “adequate” like for transportation?
- Why do we have exceptions for 1207.07 Stormwater? Does this serve the public health, safety, and welfare needs?
- Why do we have exceptions for 1207.02 Tree and vegetation?
- Why do we allow exceptions for the 1207.10 Performance standards? Who else gets to skip this requirement or demonstrate mitigation to earn an exception?
- How do these exceptions make sense thinking of their global applicability to most of the city in almost every district? E.g. we could dispense with performance standards in a residential district for a PD with a showing of “compensating mitigating measures” for:

noise, hours of operation, vibration, odors, glare/heat, and operational physical compatibility. How does an existing landowner—especially residential—get protected?

F. Architectural and design standards. All planned developments shall comply with the City's architectural and design standards, including but not limited to industrial design standards.

Comments: how do we square the compulsory compliance with architectural standards with the PD's call for "creative" and "exceptional" design?

G. Density. All planned developments shall comply with the density requirements set forth for the zone district in which the planned development is located.

Comment: But see 1204.02(b)(3) which allows an exception to density requirements per (c) [now repealed]. How does the PC interpret this? Is this like a minor modification at <10%?

[Since 1204.02(c) related to bonuses has been repealed with the D11 legislation, I will skip this section.]

1213.02 Definitions.

(228) "Planned development" shall mean a development of a property as a single entity for residential, commercial, industrial, or mixed residential/commercial/retail purposes, when the zoning regulations that would normally apply are superseded by controls that allow a more sensitive and more economical arrangement of buildings and streets on the site, and when development is spaced over a period of years in a predetermined program. [emphasis added]

Comments: Important to note that a planned development, by definition, may or may not include a mix of uses.