

## PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday, September 12, 2022, at 6:00 o'clock p.m., or as soon after as the matter may be heard to consider an application by Harvest Farms, Bob Dvorak to rezone the property at 2232 Otteson Drive from I – Institutional (Park) to PD-GDP – Planned Development – General Development Plan, in the Nordic Ridge Development, City of Stoughton, WI.

**Location:** The meeting of the Plan Commission will be conducted as a hybrid meeting. (Virtual and In-Person)

**In-Person:** Council Chambers (2<sup>nd</sup> floor of the Public Safety Building)  
321 S. Fourth Street, Stoughton, WI

**Virtual:** You can join the meeting using a computer, tablet or smartphone via Zoom  
<https://us06web.zoom.us/j/85778016234?pwd=MEdMMmxrYkdkMGl3Tjg5S29pWGlaQT09>

Phone in: +1 312 626 6799

Meeting ID: 857 7801 6234

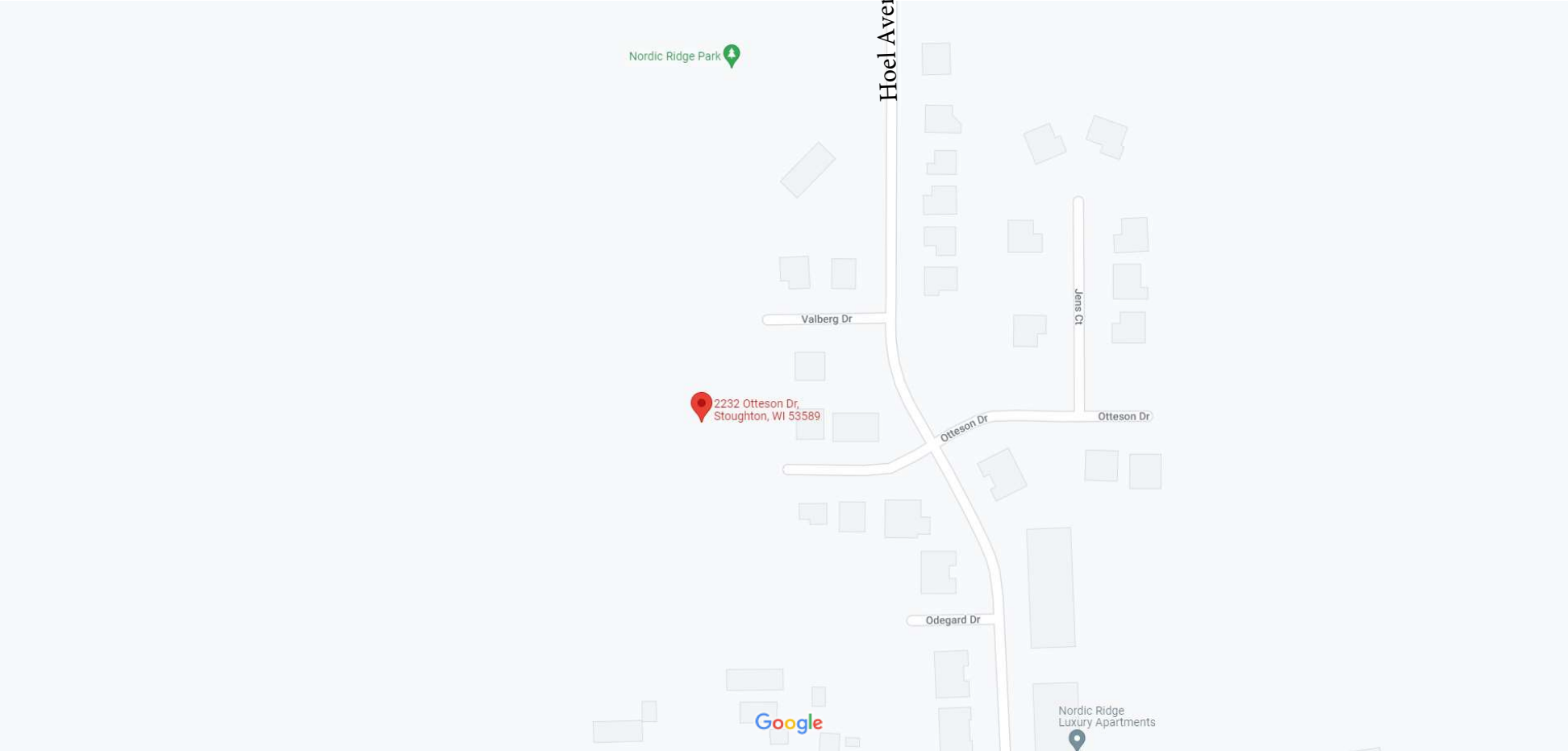
Passcode: 750148

If you wish to call in and speak at the meeting, please register at:  
<http://speak.cityofstoughton.com> by 5:45 on or before the day of the meeting. Any written comments will be forwarded on to the “Organizer” and Commissioners.

For questions regarding this notice please contact Michael Stacey, Zoning Administrator at 608-646-0421.

Additional information including a location map can be found at:  
<http://stoughtoncitydocs.com/planning-commission/>

Published August 4 and August 11, 2022 Hub



Nordic Ridge Park

Hoel Avenue

Valberg Dr

2232 Otteson Dr,  
Stoughton, WI 53589

Otteson Dr

Jens Ct

Otteson Dr

Odegard Dr

Google

Nordic Ridge  
Luxury Apartments

## City of Stoughton Application for Planned Development (PD) Review and Approval (Requirements per Section 78-914)

Applicant Name: Harvest Farms LLC - Robert H. Dvorak Member

Applicant Address: 1081 Eagle Court, Edgerton, WI. 53534

Applicant Phone and Email: 608.712.2048 bob@rhdproperties.com

Property Owner Name (if different than applicant): City of Stoughton

Property Owner Phone: \_\_\_\_\_

Subject Property Address: 2232 Otteson Drive – Outlot 7, Nordic Ridge

This form is designed to be used by the Applicant as a guide to submitting a complete application for a planned development *and* by the City to process said application. Part II is to be used by the Applicant to submit a complete application; Parts I and III are to be used by the City as a guide when processing said application.

### I. Recordation of Administrative Procedures for City Use

Application form filed with Zoning Administrator

Date: 7.22.22

Application fee of \$440 received by Zoning Administrator

Date: 8.1.22

### II. Application Submittal Packet Requirements for Applicant Use

#### PD Process Step 1: Pre-application

Step 1 does not require the submittal of an application packet; however, Steps 2-4 do require submittal of all application materials to the Zoning Administrator prior to Plan Commission review. This step is not mandatory but optional at the discretion of the applicant or Zoning Administrator.

X **A.** Contact the Zoning Administrator to discuss the proposed planned development with City staff.

N/A **B.** Engage in an informal discussion with City staff regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

#### PD Process Step 2: Concept Plan

The Applicant shall provide a draft application for staff and Planning Commission review as follows: N/A

- A.** Provide Zoning Administrator with draft electronic PD Concept Plan Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for Concept Plan review. The submittal packet shall contain all of the following items:
  - (1)** A *general written description* of proposed PD including the following:
    - General project themes and images.
    - The general mix of dwelling unit types and/or land uses.
    - Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
    - The general treatment of natural features.
    - The general relationship to nearby properties and public streets.

- The general relationship of the project to the Comprehensive Plan.
- An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- (3) A *written description* of potentially requested exemption(s) from the requirements of the underlying zoning district, in the following order:
  1. Land Use Exemptions
  2. Density and Intensity Exemptions
  3. Bulk Exemptions
  4. Landscaping Exceptions
  5. Parking and Loading Requirements Exceptions
- (4) A *conceptual plan drawing* (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives.

### PD Process Step 3: General Development Plan (GDP)

The Applicant shall submit an application for staff and Planning Commission review as follows:

- X A. Provide Zoning Administrator with an electronic draft GDP Submittal Packet at least 4 weeks prior to the next available Plan Commission meeting for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:

- X (2) A *map of the subject property* for which the PD is proposed:
  - Clearly indicating the current zoning of the subject property and its surroundings, and the jurisdiction(s) which maintains that control.
  - Map and all its parts clearly reproducible with a photocopier.
  - Map size of 11" x 17" and map scale not less than one inch equals 100 feet.
  - All lot dimensions of the subject property provided.
  - Graphic scale and north arrow provided.

- N/A (3) A *general written description* of proposed PD including:
  - General project themes and images.
  - The general mix of dwelling unit types and/or land uses.
  - Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
  - The general treatment of natural features.
  - The general relationship to nearby properties and public streets.
  - The general relationship of the project to the Comprehensive Plan.
  - A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.

- A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
    - A written description of potentially requested exemptions from the requirements of the underlying zoning district, in the following order:
      1. Land Use Exemptions.
      2. Density and Intensity Exemptions.
      3. Bulk Exemptions.
      4. Landscaping Exceptions.
      5. Parking and Loading Requirements Exceptions.
  
- N/A (4) A *General Development Plan Drawing* at a minimum scale of 1"=100' (11" x 17" electronic copy shall also be provided) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
  - A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives.
  - Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use.
  - Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.
  - Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.
  
- N/A (5) *General conceptual landscaping plan* for subject property, noting approximate landscape locations at building foundation, street frontage, developed lot, paved area and bufferyard (except as noted in the listing of exceptions).
  
- N/A (6) *A general signage plan* for the project, including all
  - Project identification signs.
  
- N/A (7) *Written justification* for the proposed Planned Development.

### PD Step 3: General Development Plan (GDP)

The process for review and approval of the PD shall be identical to that for zoning map amendments per Section 78-903 of the Zoning Ordinance and (if land is to be divided) to that for certified survey maps, preliminary plats and final plats of subdivisions per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final Common Council approval shall expire, and no additional PD-based development shall be permitted. The Common Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

Notified Neighboring Property Owners (within 300 feet) Date: \_\_\_\_\_

Notified Neighboring Township Clerks (within 1,000 feet) Date: \_\_\_\_\_

Class 2 legal notice sent to official newspaper by City Clerk Date: \_\_\_\_\_

Class 2 legal notice published on \_\_\_\_\_ and \_\_\_\_\_ Date: \_\_\_\_\_

#### Sec. 78-914. - Planned development zoning district procedures.

##### (1) *Purpose.*

- (a) The purpose of this Section is to provide regulations which govern the procedure and requirements for the review and approval, or denial, of proposed planned developments, and to provide for the possible relaxation of certain development standards pertaining to the most comparable standard zoning district as determined by the zoning administrator.

- (b) Planned developments are intended to provide more incentives for development and redevelopment in areas of the community which are experiencing a lack of significant investment. Furthermore, planned developments are designed to forward both the aesthetic and economic development objectives of the city by controlling the site design and the appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping, and parking requirements. In exchange for such flexibility, the Planned Development shall provide a much higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments.
  - (c) Planned developments have the potential to create undesirable impacts on nearby properties if allowed to develop simply under the general requirements of this chapter. In addition to such potential, planned developments also have the potential to create undesirable impacts on nearby properties which potentially cannot be determined except with a binding site plan, landscape plan and architectural plan, and on a case by case basis. In order to prevent this from occurring, all planned developments are required to meet certain procedural requirements applicable only to planned developments, in addition to the general requirements of this chapter. A public hearing process is required to review a request for a planned development. This process shall essentially combine the process for a zoning map amendment (for the general development plan (GDP) step) with that required for a conditional use (for the specific implementation plan (SIP) Step), with several additional requirements.
- (2) *Provision of flexible development standards for planned developments.*
- (a) *Permitted location.* Planned developments shall be permitted with the approval of a Planned Development Zoning District, specific to the approved planned development, within all zoning districts.
  - (b) *Flexible development standards.* The following exemptions to the development standards of the most comparable zoning district may be provided with the approval of a planned development:
    1. *Land use requirements.* All land uses listed as "Dwelling Unit Types", "Institutional", or "Commercial" in section 78-202 may be permitted within a planned development.
    2. *Density and intensity requirements.* All requirements listed in sections 78-304 and 78-305 for residential density and nonresidential intensity may be waived within a planned development.
    3. *Bulk requirements.* All requirements listed in sections 78-403, 78-404, 78-405, 78-406 and 78-407 may be waived within a planned development.
    4. *Landscaping requirements.* All requirements listed in sections 78-604, 78-605, 78-606, 78-607, 78-608, 78-609 and 78-610 may be waived within a planned development.
    5. *Parking and loading requirements.* All requirements listed in sections 78-704 and 78-705 may be waived within a planned development.
  - (c) *Requirements to depict all aspects of development.* Only development which is explicitly depicted on the required site plan approved by the common council as part of the approved planned development, shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading), is otherwise listed as permitted in sections 78-403 through 78-407. Requested exemptions from these standards shall be made explicit by the applicant in the application, and shall be recommended by the plan commission and approved explicitly by the common council. If not so requested and approved, such exemptions shall not be permitted.
- (3) *Initiation of request for approval of a planned development.* Proceedings for approval of a Planned Development shall be initiated by
- (a) An application of the owner(s) of the subject property;
  - (b) A recommendation of the plan commission; or
  - (c) By action of the common council.
- (4) *Application requirements.* All applications for proposed planned developments, regardless of the party of their initiation per subsection (3) above, shall be approved as complete by the zoning administrator

a minimum of two weeks prior to the initiation of this procedure. The zoning administrator shall forward copies of said complete application to the office of the city clerk. Said application shall apply to each of the process steps in subsections (5) through (8) below.

(5) *PD Process Step 1: Pre-application conference.*

- (a) The applicant shall contact the zoning administrator to place an informal discussion item for the PD on the plan commission agenda.
- (b) No details beyond the name of the applicant and the identification of the discussion item as a PD is required to be given in the agenda.
- (c) At the plan commission meeting, the applicant shall engage in an informal discussion with the plan commission regarding the potential PD. Appropriate topics for discussion may include the location of the PD, general project themes and images, the general mix of dwelling unit types and/or land uses being considered, approximate residential densities and non-residential intensities, the general treatment of natural features, the general relationship to nearby properties and public streets, and relationship to the comprehensive plan.
- (d) Points of discussion and conclusions reached in this stage of the process shall be in no way be binding upon the applicant or the city, but should be considered as the informal, non-binding basis for proceeding to the next step.

(6) *PD Process Step 2: Concept plan.*

- (a) The applicant shall provide the zoning administrator with a draft PD concept plan submittal packet for a determination of completeness prior to placing the proposed PD on the plan commission agenda for concept plan review. This submittal packet shall contain all of the following items, prior to its acceptance by the zoning administrator and placement of the item on a plan commission agenda for concept plan review:
  1. A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the City of Stoughton Planned Land Use Map;
  2. A general written description of proposed PD including:
    - a. General project themes and images;
    - b. The general mix of dwelling unit types and/or land uses;
    - c. Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio
    - d. The general treatment of natural features;
    - e. The general relationship to nearby properties and public streets;
    - f. The general relationship of the project to the comprehensive plan;
    - g. An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply, as compared to the most comparable zoning district(s). Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility; and
  3. A written description of potentially requested exemption from the requirements of the most comparable zoning district, in the following order:
    - a. Land use exemptions;
    - b. Density and intensity exemptions;
    - c. Bulk exemptions;
    - d. Landscaping exceptions;
    - e. Parking and loading requirements exceptions;



4. A conceptual plan drawing (at 11 inches by 17 inches) of the general land use layout and the general location of major public streets and/or private drives. The applicant may submit copies of a larger version of the "bubble plan" in addition to the 11 inches by 17 inches reduction.
  - a. Within ten working days of receiving the draft PD concept plan submittal packet, the zoning administrator shall determine whether the submittal is complete. Once the zoning administrator has received a complete packet, the proposed PD concept plan shall be placed on the plan commission agenda.
  - b. At the plan commission meeting, the applicant shall engage in an informal discussion with the plan commission regarding the conceptual PD. Appropriate topics for discussion may include the any of the information provided in the PD concept plan submittal packet, or other items as determined by the plan commission.
  - c. Points of discussion and conclusions reached in this stage of the process shall be in no way be binding upon the applicant or the city, but should be considered as the informal, non-binding basis for proceeding to the next step. The preferred procedure is for one or more iterations of plan commission review of the concept plan to occur prior to introduction of the formal petition for rezoning which accompanies the GDP application.

(7) *PD Process Step 3: General development plan (GDP).*

- (a) The applicant shall provide the zoning administrator with a draft GDP plan submittal packet for a determination of completeness prior to placing the proposed GDP on the plan commission agenda for GDP review. This submittal packet shall contain all of the following items, prior to its acceptance by the zoning administrator and placement of the item on a plan commission agenda for GDP review:
  1. A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the City Stoughton Planned Land Use Map;
  2. A map of the subject property showing all lands for which the planned development is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dane County (as provided by the City of Stoughton). Said map shall clearly indicate the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control. Said map and all its parts and attachments shall be submitted in a form which is clearly reproducible with a photocopier, and shall be at a scale which is not less than one inch equals 800 feet. All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided;
  3. A general written description of proposed PD including:
    - a. General project themes and images;
    - b. The general mix of dwelling unit types and/or land uses;
    - c. Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
    - d. The general treatment of natural features;
    - e. The general relationship to nearby properties and public streets;
    - f. The general relationship of the project to the comprehensive plan;
    - g. A statement of rationale as to why PD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of the most comparable zoning district(s) and opportunities for community betterment the applicant suggests are available through the proposed PD zoning;
    - h. A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified, as compared with the most comparable zoning district(s). Essentially, the

purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility;

- i. A written description of potentially requested exemption from the requirements of the most comparable zoning district, in the following order:
  - A. Land use exemptions;
  - B. Density and intensity exemptions;
  - C. Bulk exemptions;
  - D. Landscaping exceptions;
  - E. Parking and loading requirements exceptions.
4. A general development plan drawing at a minimum scale of one inch equals 100 feet (11-inch by 17-inch reduction shall also be provided by applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
  - a. A conceptual plan drawing (at 11 inches by 17 inches) of the general land use layout and the general location of major public streets and/or private drives. The applicant may submit copies of a larger version of the "bubble plan" in addition to the 11-inch by 17-inch reduction;
  - b. Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;
  - c. Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the plan commission or common council; and
  - d. Notations relating the written information provided in subsections (7)(a)3.a. through f., above to specific areas on the GDP drawing.
5. A general conceptual landscaping plan for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this chapter (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards.
6. A general signage plan for the project, including all project identification signs and concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from city standards or common practices.
7. Written justification for the proposed planned development. (The applicant shall use the requirements of the zoning map amendment procedure (subsections 78.903(4)(c)1. through 3.) to develop said written justification.)

The process for review and approval of the GDP shall be identical to that for zoning map amendments per section 78-903 of this chapter and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code.

All portions of an approved PD/GDP not fully developed within five years of final common council approval shall expire, and no additional PD-based development shall be permitted. The common council may extend this five years period by up to five additional years via a majority vote following a public hearing. Completed portions of the PD/GDP shall retain the PD/GDP status.

**(8) PD Process Step 4: Specific implementation plan (SIP).**

- (a) After the effective date of the rezoning to PD/GDP, the applicant may file an application for a proposed specific implementation plan (SIP) with the plan commission. This submittal packet shall contain all of the following items, prior to its acceptance by the zoning administrator and placement of the item on a plan commission agenda for PD review:
1. A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the City of Stoughton Planned Land Use Map;
  2. A map of the subject property showing all lands for which the planned development is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dane County (as provided by the City of Stoughton). Said map shall clearly indicate the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control. Said map and all its parts and attachments shall be submitted in a form which is clearly reproducible with a photocopier, and shall be at a scale which is not less than one inch equals 800 feet. All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided;
  3. A general written description of proposed SIP including:
    - a. Specific project themes and images;
    - b. The specific mix of dwelling unit types and/or land uses;
    - c. Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
    - d. The specific treatment of natural features;
    - e. The specific relationship to nearby properties and public streets.
    - f. A statement of rationale as to why PD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PD zoning.
    - g. A complete list of zoning standards which will not be met by the proposed SIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed SIP and the location(s) in which they apply shall be identified as compared to the most comparable zoning district. Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
  4. A specific implementation plan drawing at a minimum scale of one inch equals 100 feet (11-inch by 17-inch reduction shall also be provided by applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
    - a. A SIP site plan conforming to all the requirements of subsection 78-908(3). If the proposed Planned Development is a cluster development (per subsections 78-206(1)(b) through (f)), a large development (per subsection 78-205(11)), or a group development (per subsection 78-205(12)), a proposed preliminary plat or conceptual plat may be required by the zoning administrator in addition to the required site plan.
    - b. Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;
    - c. Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the plan commission or common council; and

- d. Notations relating the written information provided in subsections (8)(a)3.a. through f., above to specific areas on the GDP drawing.
  5. A landscaping plan for subject property, specifying the location, species, and installed size of all trees and shrubs. This plan shall also include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
  6. A series of building elevations for the entire exterior of all buildings in the proposed SIP, including detailed notes as to the materials and colors proposed.
  7. A general signage plan for the project, including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from city standards or common practices.
  8. A general outline of the intended organizational structure for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
  9. A written description which demonstrates the full consistency of the proposed SIP with the approved GDP.
  10. All variations between the requirements of the approved PD/GDP zoning district and the proposed SIP development; and
  11. The Applicant shall submit proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development.
  12. The area included in a specific implementation plan may be only a portion of the area included in a previously approved General Development Plan.
  13. The specific implementation plan (SIP) submission may include site plan and design information, allowing the plan commission to combine design review and review of the SIP. Design review may, at the choice of the applicant, be deferred until a later time when specific site and building developments will be brought forth.
  14. The plan commission or common council may specify other plans, documents or schedules that must be submitted prior to consideration or approval of the SIP, as such may be relevant to review.
- (b) The process for review and approval of the PD shall be identical to that for site plans per section 78-908 of this ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code.
- (c) All portions of an approved PD/SIP not fully developed within five years of final common council approval shall expire, and no additional PD-based development shall be permitted. The common council may extend this five years period by up to five additional years via a majority vote following a public hearing. Completed portions of the PD/GDP shall retain the PD/GDP status.