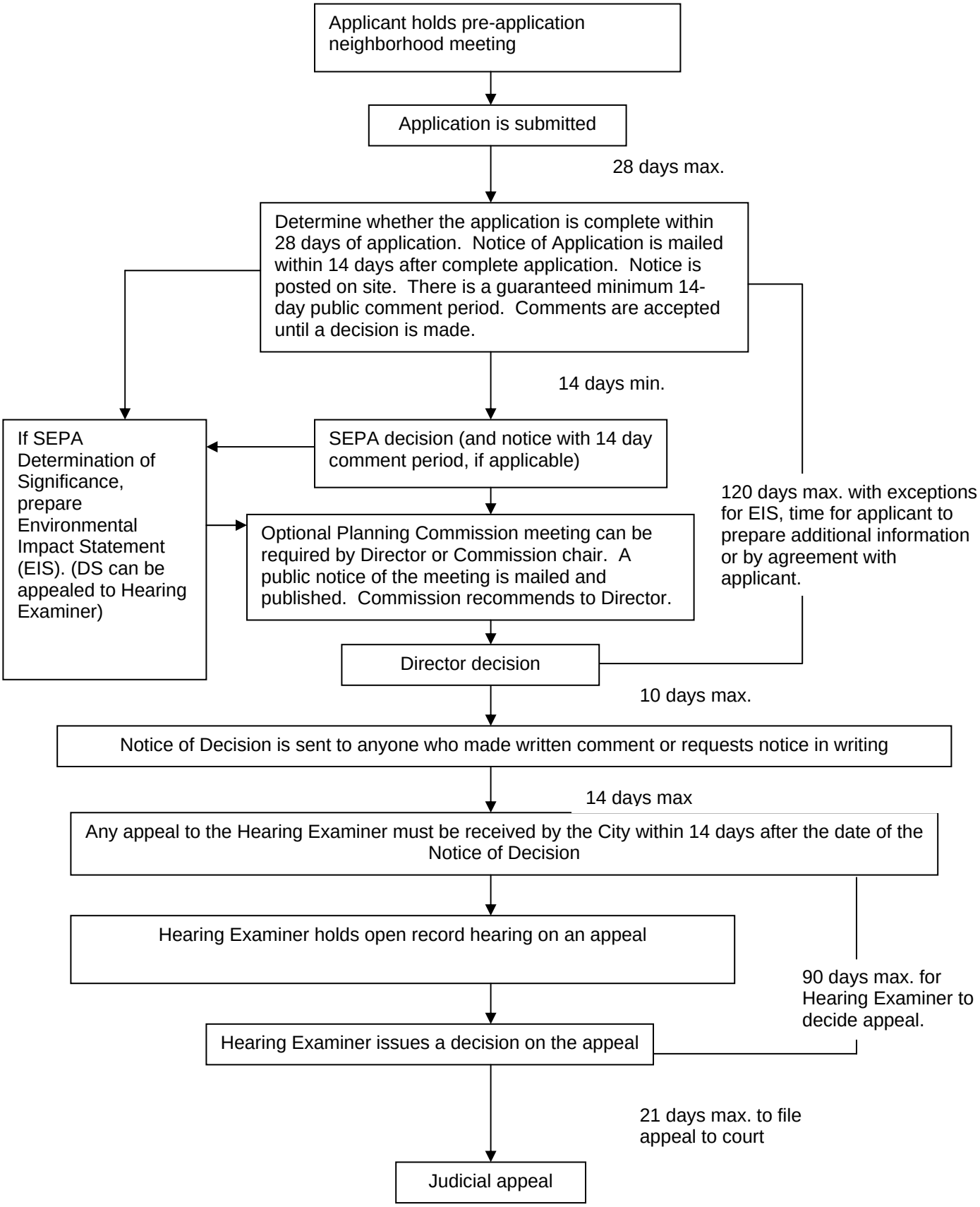Planned Development Review Process