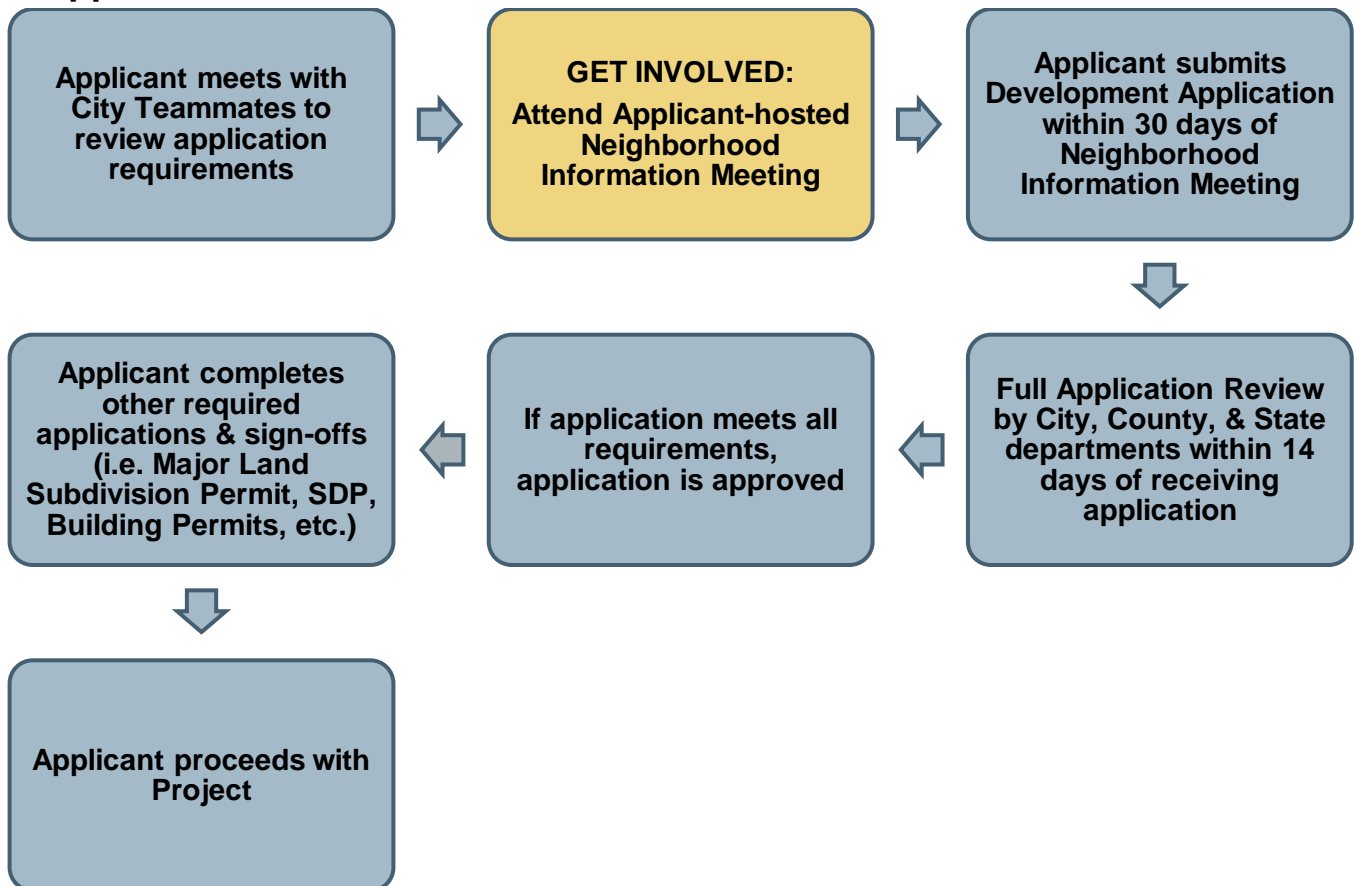


COMMUNITY GUIDE: GENERAL DEVELOPMENT PLANS

Before developing a property, a developer must ensure that public facilities and other amenities will be able to support future construction and coordinate with neighboring properties. If existing infrastructure is not available to support future development, developers will investigate how utilities should be set up through a “General Development Plan.” This plan is completed early in the development process, and requires investigation of both the potential development site and neighboring properties to ensure that the City’s level of service standards will continue to be met.

Approval of a General Development Plan means an approval to the *conceptual* use of the property (i.e. conceptual land use, development intensity, general street patterns, drainage patterns, lot patterns, parks and open space lands, and the general layout of walkway easements, pedestrian ways, and bicycle thoroughfares).

The Application Process



Process Details:

1. The developer meets with city teammates to review application requirements.
2. The developer holds a Neighborhood Information Meeting to share their proposal with interested neighbors and community members prior to submitting an application or completing any construction.
3. The developer will submit a Land Development Application to the City within 30 days after the Neighborhood Information Meeting.
4. The application is reviewed by the Development Review Team (comprised of City, County, and State departments & agencies).
5. Once the application has been reviewed and determined to be compliant with all applicable laws and ordinances, the application is approved (a public hearing is not required), and the developer can proceed with the Major Land Subdivision Permit process, which is typically followed by a Site Development Plan, and/or Building Permits.

Who reviews the application?

The following departments & agencies review this application as a part of the Planning & Zoning Process:

- City Fire Department
- City Park and Recreation
- City Public Works
- County Environmental Resources
- County Long Range Planning
- County Public Works
- Department of Natural Resources (DNR)
- Local Government Unit (LGU)
- Rochester Public Utilities (RPU) - Electric
- Rochester Public Utilities (RPU) - Water

Please Note: Other sign-offs and requirements must be met outside of this process as well.

What does the Development Review Team look for during their review?

The Development Review Team reviews the application to ensure:

- Compliance with all applicable laws and ordinances (outlined in the Unified Development Code)
- Conformity with the City's long-term vision (documented in the Comprehensive Plan available at <https://qr1.be/PBUT>)

How can I get involved?

- **Attend the Neighborhood Information Meeting:** At this meeting, you will have the opportunity to connect with the developer and learn about the proposed project.

How can I learn more?

To learn more about General Development Plans and the overall Land Development process, watch our series of development videos available on the NIM webpage (www.rochestermn.gov/NIM) or explore the Unified Development Code (UDC). Navigate to the UDC by visiting www.rochestermn.gov/UDC, clicking on "View the Adopted UDC" and navigating to section 60.500.060B.

Still have questions? Community Development teammates are here to help. Contact our department at communitydevelopment@rochestermn.gov or 507-328-2600 during office hours.

