

UDC APPLICATION CHECKLIST: GENERAL DEVELOPMENT PLAN (GDP)

1. General Information

Use this checklist to guide your Land Development Application for a General Development Plan (GDP). This document will outline the required application materials and the sections of code to review in the Unified Development Code (UDC).

General Development Plan (Section 60.500.060B): The purpose of a General Development Plan requirement is to ensure that a landowner investigates the broad effects development will have not only on the site itself, but on adjacent properties and the on and off-site public infrastructure system. General Development Plans will expire after two years if no development permits are obtained.

Decision-Making Body: Community Development Director

2. Required Submittals

- Application with all Owners signatures
- Application Fee (paid to Rochester Community Development)
- Neighborhood Information Meeting Summary
- Cover Letter and Narrative
 - Summary of Project
 - Application Criteria (60.500.030)
 - Connectivity Index Analysis
- Project Exhibit
 - 80 acres
 - Land Use and Density
 - Access and Roadway Classification
 - Parkland Location
 - Pedestrian Connections
 - Environmental Features Boundary: Shoreland / Floodplain / Wetlands / Decorah Edge Support Area
 - Steep Slopes
 - City Boundary
- Stormwater Management Plan – Proof of Concept (60.400.050G.4)
- Environmental Assessment Worksheet, if applicable
- Traffic Impact Report (TIR) Determination, signed by City Engineer

3. Sections of Code to Review

A. General Information	
Project Information	Respond
Growth Management Map Classification	
Land Use Map Classification	
Zoning District Classification	

B. Subdivision Standards (60.400.030)			
Standards	Code Section	Complete	City Teammate Notes
Adequate Public Facilities	60.400.030E	<input type="checkbox"/>	
Lot Design Standards	60.400.030G	<input type="checkbox"/>	
Roadway Design Standards	60.400.030H	<input type="checkbox"/>	
Boulevard Trees	60.400.030I	<input type="checkbox"/>	
Street Classification	60.400.030K	<input type="checkbox"/>	
Parkland Dedication	60.400.030M	<input type="checkbox"/>	

C. Access and Connectivity (60.400.040)			
Standards	Code Section	Complete	City Teammate Notes
Subdivision Level Connectivity	60.400.040C	<input type="checkbox"/>	
Street Layout Standards	60.400.040C.3	<input type="checkbox"/>	
Connectivity Index	60.400.040C.4	<input type="checkbox"/>	
Pedestrian / Bicycle Connectivity	60.400.040C.6	<input type="checkbox"/>	

D. Sensitive Lands, Stormwater, & Drainage (60.400.050)			
Standards	Code Section	Complete	City Teammate Notes
Stormwater Management – Proof of Concept	60.400.050G	<input type="checkbox"/>	
Wetlands <i>*Wetland Delineation (Olmsted County)</i>	60.400.050E	<input type="checkbox"/>	
Decorah Edge Overlay <i>*Decorah Edge Analysis (Olmsted County)</i>	60.200.040D	<input type="checkbox"/>	
Floodplain Overlay <i>*Floodplain Development Permit</i>	60.200.040E & 60.500.060H	<input type="checkbox"/>	
Shoreland Overlay <i>*Shoreland Protection Permit</i>	60.200.040F & 60.500.050C	<input type="checkbox"/>	
Lot Area, Width, & Density	60.200.040F.4	<input type="checkbox"/>	
Impervious Surface Limits	60.200.040F.13	<input type="checkbox"/>	

4. Next Steps: Major Land Subdivision Application

5. Additional Notes



Questions? Contact Community Development at CommunityDevelopment@rochestermn.gov or 507-328-2600 during office hours.

DISCLAIMER: This checklist is intended to provide a summary of requirements under the Unified Development Code. Owners are required to meet all applicable requirements, even if not specifically identified on this checklist.

