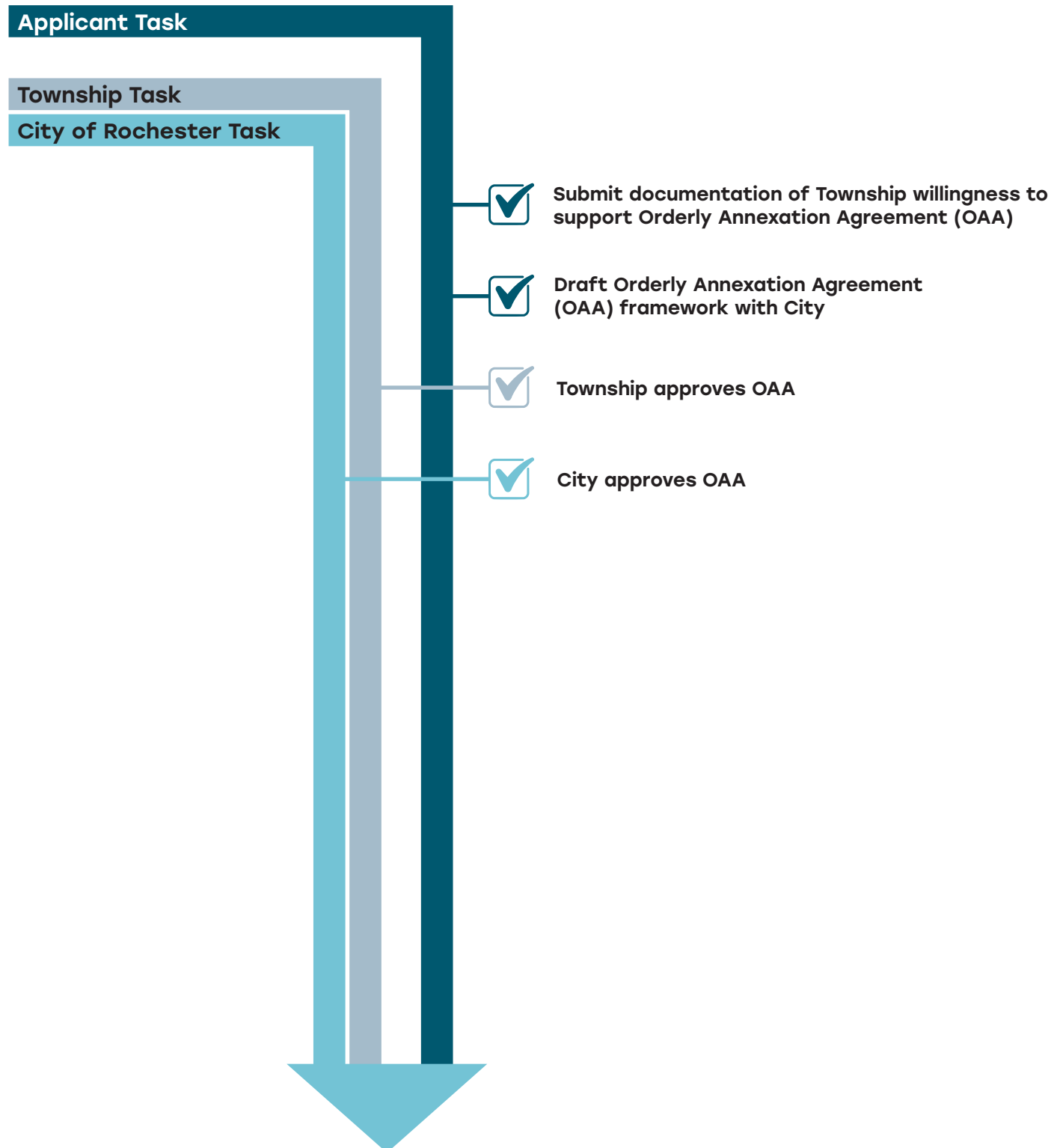


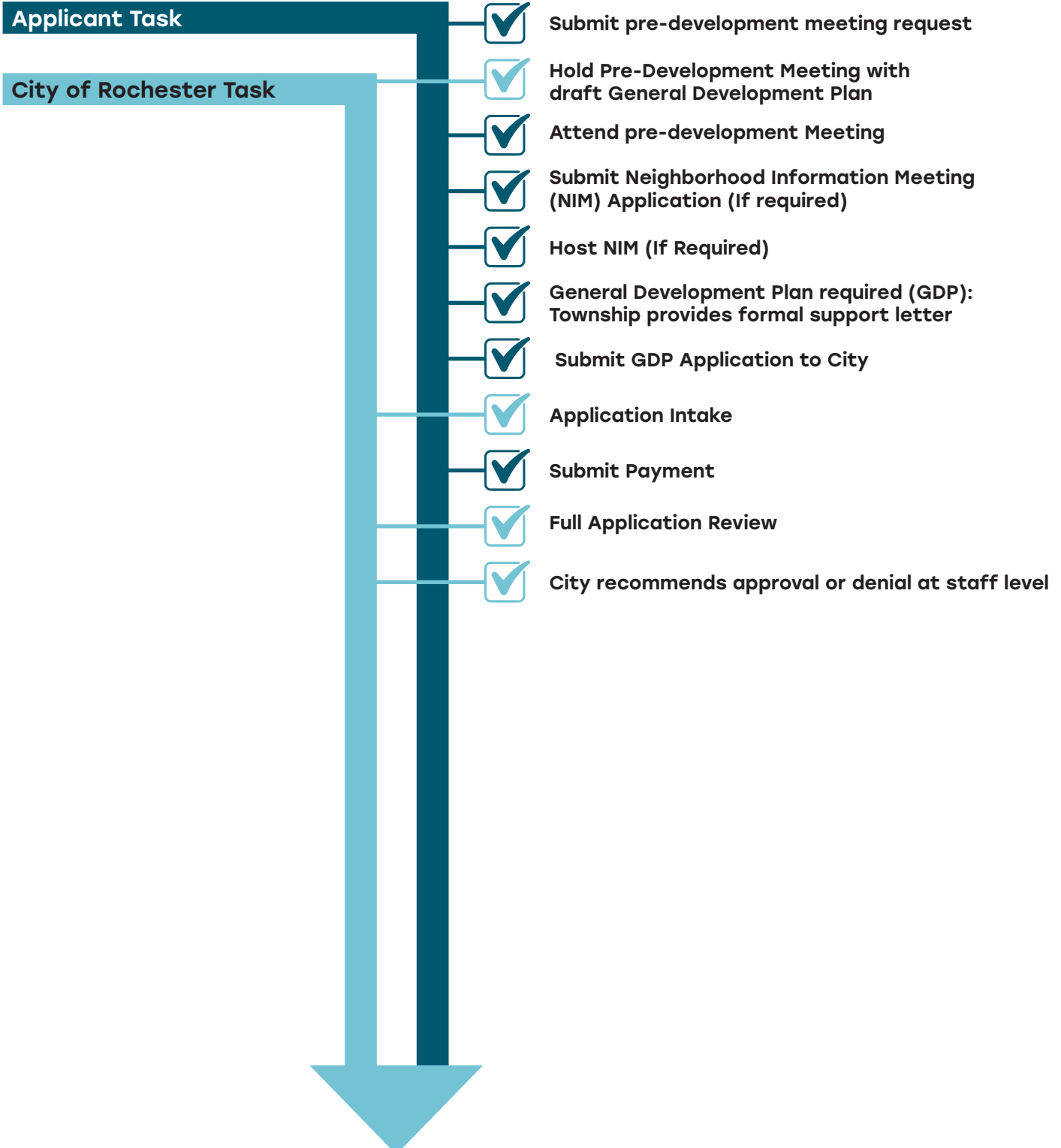
APPLICATION GUIDE: INTERIM DEVELOPMENT APPROVAL

1. Orderly Annexation Agreement (OAA) Amendment



APPLICATION GUIDE: INTERIM DEVELOPMENT APPROVAL

2. City General Development Plan (GDP)



APPLICATION GUIDE: INTERIM DEVELOPMENT APPROVAL

3. Interim Development Agreement (IDA)

Applicant Task

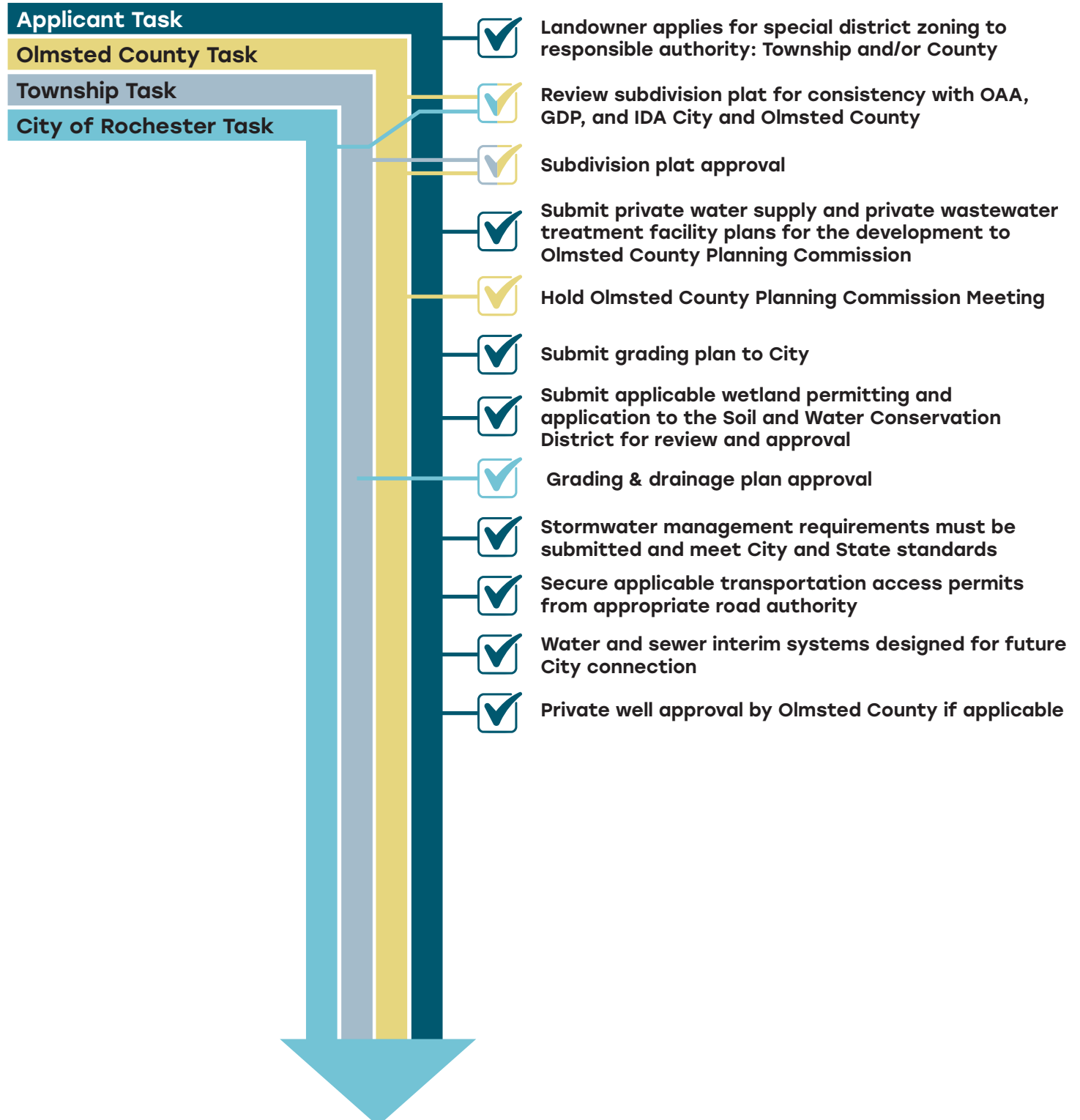
City of Rochester Task

There is the option to pay applicable Rochester Utility Connection Charges like Water Availability Charges and Trunk Sanitary Sewer Availability Charges up front, or include as part of the interim development agreement process.

- ☒ Meet with City to draft Interim Development Agreement
- ☒ Stormwater management requirements must be submitted and meet City and State standards
- ☒ Secure applicable transportation access permits from appropriate road authority
- ☒ Water and sewer interim systems designed for future City connection
- ☒ Private well approval by Olmsted County if applicable
- ☒ Street/Sidewalk/Stormwater Infrastructure Path, determine between two options
 - **City and owner determines one of two options which would occur during establishing the IDA:
 - **Option A – Build Now**
 - ☒ Developer constructs full City-standard infrastructure during project
 - **Option B – Escrow for Future Construction**
 - ☒ Developer funds escrow for future City-built infrastructure
 - ☒ Developer must design both interim and future conditions
- ☒ City Council approval of IDA

APPLICATION GUIDE: INTERIM DEVELOPMENT APPROVAL

4. Zone Change (Special District), Platting, and Remaining Approvals



Interim Development Process

1. Information Gathering

- Landowner meets with City, Township, County
- City reviews future sewer/water/road needs
- Township indicates willingness to support Orderly Annexation agreement (OAA)
- Landowner submits predevelopment meeting request with draft General Development Plan

2. Orderly Annexation Agreement

- Landowner drafts OAA framework with City
- Township approves OAA
- City Council reviews/approves OAA
- OAA includes: annexation terms, interim development expectations, future utility connection requirements

3. General Development Plan (GDP)

- Township provides formal support letter
- GDP submitted to Community Development
- Development informational meeting
- Planning & Zoning Commission hearing
- City Council hearing

There is the option to pay applicable Rochester Utility Connection Charges like Water Availability Charges and Trunk Sanitary Sewer Availability Charges up front, or include as part of the interim development agreement process.

4. Interim Development Agreement (IDA)

- Landowner works with Public Works
- IDA defines:
 - Interim water/sewer systems
 - Future connection obligations
 - Grading, drainage, stormwater, and infrastructure requirements

5. Zoning & Platting

- Landowner applies for special district zoning
- Subdivision plat approval (Township/County)
- County reviews private well + Individual Sewage Treatment System plans
- City/County verify consistency with OAA, GDP, IDA
- Grading plan submitted to City

6. Infrastructure Requirements

- Grading & drainage plan approval
- Stormwater management requirements (meet State and City standards, Storm water Management Plan Area Charge may be assessed)
- Transportation access permits
- Water and sewer interim systems designed for future City connection

7. Street/Sidewalk/Stormwater Infrastructure Path

****City determines one of two options:**

- **Option A – Build Now**
 - Developer constructs full City-standard infrastructure during project
- **Option B – Escrow for Future Construction**
 - Developer funds escrow for future City-built infrastructure
 - Developer must design both interim and future conditions