

C Community Development Committee

Meeting date: April 19, 2010

E Environment Committee

Meeting date: April 13, 2010

ADVISORY INFORMATION

Subject:	City of Independence 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20621-1
District(s), Member(s):	District 1, Councilmember Roger Scherer
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Freya Thamman, Principal Reviewer (651-602-1750) Phyllis Hanson, Local Planning Assistance Manager (651-602-1566) Kyle Colvin, Engineering Services Assistant Manager (651-602-1151)
Division/Department:	Community Development / Planning and Growth Management Environmental Services/ Engineering Services

Proposed Action

That the Metropolitan Council adopts the attached Advisory Comments and Review Record and the following:

Recommendations of the Community Development Committee

1. Authorize the City of Independence to put its 2030 Comprehensive Plan Update into effect.
2. Accept the forecasts in Table 2 of the review record.
3. Advise the City:
 - a. ~~That the 60 acres of Urban Commercial requires a comprehensive plan amendment (CPA) to be submitted to the Council once the area has been master planned and a means of providing sanitary sewer service decided.~~
 - a. If parcels in the Agricultural Preserve Program expire and are no longer guided at 1 unit per 40 acres, then a comprehensive plan amendment will be required for those parcels.
 - b. That the City is required to participate in the Council's plat monitoring program and must submit annual reports to the Council consistent with Council guidelines.
 - c. To implement the advisory comments in the forecast and surface water management sections of the review record as well as address the comments regarding the future Urban Commercial CPA in the parks, ISTS, wastewater service, surface water management and water supply review.

Recommendations of the Environment Committee

1. Approve the City of Independence's Tier II Comprehensive Sewer Plan.
2. Advise the City that the 60 acres of Urban Commercial requires a Tier II comprehensive plan amendment to be submitted to the Council once the area has been master planned and a means of providing sanitary sewer service decided.

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ADVISORY COMMENTS

City of Independence 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20621-1 – Council Business Item No. 2010-131

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update ("Update") and approving the City's Tier II Comprehensive Sewer Plan:

Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the City must take the following steps:

- (a) Adopt the Update in final form after considering the Council's review recommendations; and

- (b) Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.

A copy of the City Council resolution evidencing final approval of the Update should be submitted to the Council.

2. The Council's *Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the plan or respond to the Council before "final approval" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3).
3. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted. (Minn. Stat. § 473.865, subd. 1).
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans. (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans. (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective only after the Update also receives final approval by the City's governing body. After the Update receives final approval by the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
2. A copy of the City Council Resolution adopting the Tier II Sewer Plan must be submitted to the Council.

Background

The city of Independence is located on the very western edge of Hennepin County adjacent to Minnetrista to the south, Orono and Medina to the east, and Greenfield to the north. Delano and Franklin Township are located in Wright County and are located to the west of Independence. Independence is the north, west, and south border of Maple Plain. (Figure 1).

The *2030 Regional Development Framework* (RDF), as amended in December 2006, identifies the City as located partially within the "Diversified Rural" geographic planning area and partially within the "Agricultural" geographic planning area. Figure 2 shows the designation and regional systems serving the City and surrounding area.

The City submitted its 2030 Comprehensive Plan (Update) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council's 2005 Systems Statement requirements.

Rationale

1. Does the proposed Update conform to Regional Systems Plans?
2. Is the Update consistent with Metropolitan Council policies?
3. Is the Update compatible with plans of adjacent governmental units and plans of affected special districts and school districts?

Conformance with Regional Systems Plans:

- | | |
|--|-----|
| 1. Regional Parks | Yes |
| 2. Transportation including Aviation | Yes |
| 3. Water Resources Management
(Wastewater Services; Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|--|-----------------------------|
| 1. Forecasts | Yes |
| 2. Housing | Yes |
| 3. 2030 Regional Development Framework; Land Use | See staff report discussion |
| 4. Individual Sewage Treatment Systems Program | Yes |
| 5. Water Supply | Yes |

Compatible with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- | | |
|--------------------------------|-------------------------|
| 1. Compatible with other plans | Yes, but concerns noted |
|--------------------------------|-------------------------|

Funding

The Council awarded the City a \$20,000 planning grant (SG2007-079) to help with the preparation of its Update. Fifty percent of the grant has been paid to date; the remainder awaits Council action on the Update and City adoption of the Update following Council action.

Known Support / Opposition

As part of adjacent community review, neighboring communities of Delano and Franklin Township indicated concern in regards to the guided Urban Commercial on the city's western boundary.

REVIEW RECORD

City of Independence 2030 Comprehensive Plan Update

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

CONFORMANCE WITH REGIONAL SYSTEMS

Regional Parks

Reviewer: Jan Youngquist, CD – Regional Parks System Planning (651-602-1029)

The Update is in conformance with the *2030 Regional Park's Policy Plan (RPPP)*. The regional parks system facilities in Independence include Lake Rebecca Park Reserve, the undeveloped Lake Sarah Regional Park, and the Baker Regional Trail Search Corridor, which will connect Baker Park Reserve to Lake Sarah Regional Park. The Luce Line State Trail and the Robina State Wildlife Management Area, both of which are managed by the Minnesota Department of Natural Resources, are also located in Independence. The Update acknowledges and plans for these regional and State facilities.

Advisory Comments

Urban Commercial

The Scoping Study Commercial Area Utilities Report dated September 2009, included as an appendix to the Update, explored options for connecting to the sewer system in Greenfield. Three options were described. One of these options, Option B, would be likely to have significant impacts to Lake Rebecca Park Reserve, as it may impede Three Rivers Park District from its plans to restore the eastern half of the of the park reserve as Big Woods. This restoration will create one of the largest intact Big Woods in the region, which will serve as a refuge to many wildlife species that otherwise would not have adequate habitat in the area. Three Rivers Park District and Council parks staff do not support this option, and the Update thus acknowledges that Option B should not be considered due to the potential impact to Lake Rebecca Park Reserve.

Transportation

Reviewer: Ann Braden, MTS – Systems Planning (651-602-1721)

The Update is in conformance with the *2030 Transportation Policy Plan (TPP)* adopted in 2004, and addresses all the applicable transportation and transit requirements of a comprehensive plan.

Highway 12, a 2-lane principal arterial passes through Independence and provides a connection to the Minneapolis/St. Paul metropolitan area to the east and through west central Minnesota. There are no expansion plans for Highway 12.

Independence lies outside of the Metropolitan Transit Taxing District and receives no regular-route transit service. Independence is in Market Area IV. Service options for Market Area IV include dial-a-ride, volunteer driver programs, and ridesharing. Rural dial-a-ride service is provided by Delano Dial-a-Ride.

Aviation

Reviewer: Chauncey Case, MTS – Systems Planning (651-602-1724)

The Update is in conformance with the *TPP* and is consistent with Council aviation policies.

Water Resources Management

Wastewater Service

Reviewer: Kyle Colvin, ES – Engineering Services (651-602-1151)

The Update is in conformance with the *Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City's vision for the next 20 years or to year 2030. It includes growth forecasts that are consistent with the Council's recommended forecasts for population, households, and employment.

The Metropolitan Council Environmental Services currently provides wastewater treatment services to the City. Wastewater generated within the city is conveyed to and treated at the Metropolitan Council's Blue Lake Wastewater Treatment Plant in Shakopee. The City is provided wastewater conveyance service through an inter-community agreement with the City of Medina. The Update projects that the City will have 780 sewered households and no sewered employees by 2030. This forecast is based on the understanding that 500 households will be provided wastewater conveyance service through a future inter-community agreement with the City of Maple Plain. The Update includes sewered growth projections within this inter-community service area in 2015 and 2020. The approval of any sewer extension requests will be held to the timing and service levels as stated in the Update. The Metropolitan Disposal System with its planned scheduled improvements will have adequate capacity to serve the City's growth needs as identified in the Update.

The Update provides sanitary flow projections in 5-year increments. The rationale for the projections is given in the Update and determined appropriate for planning for local services.

The Council under its current regional Inflow and Infiltration (I/I) program has not identified Independence as a community impacted by wet weather occurrences. The Update however does include a description of an I/I reduction plan which includes televised inspection, routine maintenance, and repair of the sanitary sewer system. The City has a program which includes inspecting homes for sump pump and foundation drain connections to the sanitary sewer system.

Tier II Comments

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for diversified rural (agricultural) communities. It was found to be complete and consistent with Council policies. The employment forecasts indicate zero sewered employees by 2030. The 60 acres of Urban Commercial requires a Tier II comprehensive plan amendment to be submitted to the Council once the area has been master planned and a means of providing sanitary sewer service decided.

Upon adoption of the Update by the City, the action of the Council to approve the Tier II Plan becomes effective. At that time, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

Advisory Comments

Urban Commercial

The employment forecasts are shown in the Update as being unsewered. If sewer service is provided to the Urban Commercial Area provided by an adjacent community, an amendment to the Tier II plan will be required.

Surface Water Management

Reviewer: Judy Sventek, ES – Water Resources Assessment (651-602-1156)

The Update is in conformance with the *Water Resources Management Policy Plan (WRMPP)* for local surface water management. Independence lies within the Minnehaha Creek and Pioneer Sarah Creek watersheds. The Pioneer Sarah Creek Watershed Management Commission's latest watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 2004. Minnehaha Creek Watershed District's latest watershed management plan was approved by BWSR in 2007.

Independence prepared a water management plan (WMP) in May 2009 that was reviewed by Council staff under separate cover. The WMP was found to be consistent with Council policy and the Council's *2030 Water Resource Management Policy Plan*. The WMP was also found to provide an overall framework for the City to successfully manage its water resources.

Advisory Comments

The City needs to send the Council the dates the watershed organizations approved the WMP, the date the City adopted the final plan, and a copy of the final WMP.

Urban Commercial

A preliminary drainage study of the site determined that adequate detention and pre-treatment can be provided for storm water generated on the parcel to prevent downstream impacts in either Franklin Township or Delano. As indicated in the Update, detailed drainage review will be required prior to approval of any preliminary plats within the parcel area.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

Reviewer: Todd Graham, CD - Research (651-602-1322)

The Update is consistent with the *2030 Regional Development Framework (RDF)* and with Council expectations and regional policy for forecast-related content. The Update includes higher, revised 2030 households forecasts, premised on a higher level of sewer-serviced households, primarily due a new Urban Residential area north of Maple Plain. The Update shows 780 sewer-serviced households in 2030. In addition, new employment is expected in the Urban Commercial area; see table below. Council staff finds these revisions reasonable and acceptable.

Table 1.						
Metropolitan Council Forecast						
	Previous Council Forecasts			Revised Council Forecasts		
	2010	2020	2030	2010	2020	2030
Population	4,000	4,480	4,900	3,880	4,570	5,500
Households	1,380	1,600	1,800	1,340	1,690	2,290
Employment	160	160	170	160	560	970

Table 2.			
Revised Sewer-Serviced Forecast			
	Revised Council Forecasts		
	2010	2020	2030
Population	3,880	4,570	5,500
Unsewered	3,330	3,570	3,630
Metro Sewered	550	1,000	1,870
Households	1,340	1,690	2,290
Unsewered	1,150	1,320	1,510
Metro Sewered	190	370	780
Employment	160	560	970
Unsewered	160	560	970
Metro Sewered	0	0	0

Metropolitan Council's forecasts will be officially revised, as shown above, effective upon Council action on the Update.

Advisory Comments

The City must revise the table in the wastewater management plan of its final Update to match the forecasts in Table 2 of the Council's review record.

2030 Regional Development Framework and Land Use

Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)

The Update included all of the required items for land use including acknowledgement of the City's regional geographic planning designations, existing and future land use, and development expectations by land use to 2030 in five-year stages. Independence is identified in *2030 Regional Development Framework (RDF)* in two planning area designations. The western two-thirds of the city are Agricultural and the eastern one-third in the Diversified Rural (Figure 2).

Agricultural Policies

The Update is generally consistent with Council's policies for Agricultural areas, which direct communities to guide land at no more than 1 residential unit per 40 acres. The Update guides the western two-thirds of the city as Agricultural at 1 unit per 40 acres (Figure 4).

Rural View Lots

The Update states one rural view lot, in addition to an original homestead, may be created for each 40 acres. Rural view lots were also included in the City's previous (2001) Update. The Update states that these lots have to be between 2.5 and 10 acres; able to accommodate two on-site waste disposal systems; and buildable land must be contiguous and not separated by streams, wetlands or slopes in excess of 10%. The Update also identifies the guidelines for lot size and amount of required frontage on a road or street. Therefore, densities in the agricultural area could exceed 1 unit per 40.

Although there could potentially be more than 1 unit per 40 acres, the Agricultural area is currently not in the Council's Long-Term Sewer Service Area (LTSSA). One of the *RDF* policies for the Agricultural area is to support local efforts "to maintain agricultural uses...and should post-2030 growth forecasts indicate a need to develop agricultural land uses at urban densities, agricultural land uses will enable efficient expansion of regional infrastructure".

As the Council updates its system plans, the LTSSA will be examined. If portions of the Agricultural area are included in the future LTSSA, the rural view lots in the agricultural area would not preclude future sewer.

Urban Commercial

Urban Commercial is located within the Agricultural area (Figure 4). The Update states that the Urban Commercial area allows for the natural extension of commercial services from the shopping areas directly to the west in the City of Delano.

As discussed, a future Tier II amendment to the City's 2030 Update will be required for the 60 acres of Urban Commercial on the city's western border with Delano. The Update states that this site will likely be served by an onsite treatment system, City of Greenfield, or the City of Delano.

During the Update review, Council staff met with the City of Independence regarding the Urban Commercial area. In response to the Council's request, the City prepared a Scoping Study Commercial Area Utilities Report, dated September 2009, which was included as an appendix to the Update. The Report explored the possibilities of an interconnection with Greenfield's municipal wastewater treatment plant. It also evaluated serving the area with an on-site system, which would be owned and maintained by the City of Independence. Previously there had been discussion about interconnection with the adjacent City of Delano (in Wright County) wastewater treatment plant, which was found to be a physically viable option. In addition to the Report, the City also provided information regarding local surface water management for the site and options for water supply.

The Report identified that options exist for the area. Service to the area will be determined at the time the property is developed. Once a master plan for the area has been accepted by the City, the City is required to submit a Tier II amendment, which discusses how sanitary sewer services will be provided. The amendment should also address storm water management and if the City selects to develop a water system. The Update states that regardless of the option the City proceeds with, an update to the City's Tier II Plan will be necessary to identify service to this area.

Diversified Rural Policies

Although the eastern third of Independence is not consistent with the Diversified Rural policy which directs no more than 1 residential unit per 10 acres, the City's past Updates (1980 and 2001) have guided this area at 1 unit per 5 acres. The City's 2030 future land use is very similar to the previous Updates with the exception that the Rural Residential line has moved approximately one-fourth mile to the west changing the designation of about 750 gross acres. Moving the Rural Residential line puts all contiguous property holding of landowners in one designation. To offset the expansion, there is approximately 1,500 acres of Agricultural Preserves guided 1 unit per 40 acres that will within the Rural Residential area. The Update's housing policies state that clustering is encouraged.

Due to the large portion of the city that is Agricultural, the *overall* city density has not been more than 1 unit per 10 acres. The Update states that the existing density in Independence is 1 unit per 16 gross acres and that the City will maintain an overall density of 1 unit per 10 acres by 2030.

Sanitary Sewered Area

Regional sanitary sewer service has been provided to 232 homes in the eastern portion of Independence as the result of agreements that the Council made with the City in the 1980s to reduce environmental impacts to Lakes Sarah and Rebecca. With this Update, the City requested regional sanitary sewer service to 47 existing larger lots on 62 net acres, west of Lake Independence and to the east of Independence Road. These homes are on Lake Independence and many have inadequate septic systems. The Council agreed to provide sewer service to existing lots on the east side (lakeside) of Independence Road and Lindgren Lane given the City achieve a minimum density of 3 units per net developable acre for new sewered residential. To meet the Council's density requirement, the City guided 122 net acres land north of Maple Plain as Urban Residential with a minimum density range of 4.1 – 7 units/acre. The Urban Residential will provide additional housing options including single family, duplex and townhouses. Table 3 shows that the City meets the net density requirement.

With the new Urban Residential area, the City is required to participate in the Council's plat monitoring program. As part of the plat monitoring program, the City must submit annual reports to the Council consistent with Council guidelines.

Table 3. Net Residential Density Calculation*

Category	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Urban Residential	4.1	7	122	500	854
Sewer to Existing Lots on Independence Road/Lindgren Lane	.8	.8	62	47	47
	TOTALS		184	547	901
	Overall Density			3.0	4.9

**Density information from supplemental materials received January 27, 2010. Figures 9 and 10 of the Update show the areas that are connected and stubbed based on agreements that the Council made to provide sewer for 232 households near Lake Lakes Sarah and Independence. The City requested new areas to receive regional sanitary sewer services. Figures 9 and 10 show these areas as "potential future connections". This table shows the density calculation for the newly requested sewered areas.*

Advisory Comments

The parcels in the City that are enrolled in the Agricultural Preserves Program are guided at 1 unit per 40 acres, which is consistent with Mn. Stat. §473.H.02 subd. 7. When parcels in the Agricultural Preserve Program expire and are no longer guided at 1 unit per 40 acres, a comprehensive plan amendment will be required.

Housing

Reviewer: Linda Milashius, CD – Livable Communities (651-602-1541)

The Update is consistent with the *2030 Regional Development Framework* for housing. The housing element fulfills the affordable housing planning requirements of the Metropolitan Land Planning Act. The Update acknowledges the City's share of the region's affordable housing need for 2011-2020 which is 40 units. To provide opportunities to meet this need, the Update indicates that approximately 31 acres of land will be available for higher density residential development, at 4.1-7 units per acre.

The Update provides the implementation tools and programs the City will use to promote opportunities to address its share of the region's housing need. The Update indicates the City will establish a new Urban Residential zoning district and will incorporate a set of tools and regulations into the new zoning standards for this district to promote housing affordability, including Planned Unit Development and density bonuses. The City will continue to work with local, State and Federal agencies to identify funding mechanisms and partners to facilitate affordable housing development.

Individual Sewage Treatment Systems (ISTS) Program

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Update is consistent with the *Water Resources Management Policy Plan (WRMPP)* for ISTS. It indicates that there are approximately 1,151 ISTS and four Community systems (each serving two or more residences or businesses) in operation in the city. All of the Community systems are maintained by the City. The City's current ordinance is available on their website. The Update indicates that the City has implemented a maintenance tracking and notification database to effectively manage ISTS in the community. The City's program appears to be consistent with Minnesota Pollution Control Agency Rules and Council policy requirements.

Advisory Comments

The City will need to adopt a new local ISTS ordinance incorporating recent MPCA 7080-7081 Rule revisions by February 2011 (for consistency with MN Stat. 115.55).

Urban Commercial

In regards to future provision of sanitary sewer to the Urban Commercial area, staff recommends the City work with Delano in pursuit of a capital cost-saving intercommunity agreement for provision of wastewater collection and treatment, storm water management infrastructure to/from the site, and water supply.

Water Supply

Reviewer: Sara Smith, ES – Water Supply Planning (651-602-1035)

The Update is consistent with the Council's *Water Resources Management Policy Plan (WRMPP)*. The City does not currently own or operate a water supply system therefore is not required to have a water supply plan at this time. Water demand in the city is currently met with private wells.

Advisory Comments

Urban Commercial

If the City selects to develop a system, the Council recommends working with the DNR to determine an appropriate water supply source. Once a system is developed, the City will be required to develop a water supply plan that will need to be updated on the same time frame as the rest of its Comprehensive Plan Update.

PLAN IMPLEMENTATION

Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)

The Update includes a description of:

- | | |
|----------------------------------|-----|
| • Capital Improvement Program | Yes |
| • Zoning Code | Yes |
| • Subdivision Code | Yes |
| • ISTS Code | Yes |
| • Housing Implementation Program | Yes |

Resource Protection

Historic Preservation

Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)

The Update is consistent with the 2030 RDF with regard to historic preservation.

Solar Access Protection

Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)

The Update is consistent with the 2030 RDF with regard to solar access protection. The Update contains a section on Solar Access Protection as required by the MLPA.

Aggregate Resources Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Update indicates, consistent with *Minnesota Geological Survey Information Circular 46* information, that there are no viable aggregate resource deposits or ongoing mining operations within the city.

COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

The City submitted the Update to adjacent local units of government, school districts, counties and special districts for comment on January 27, 2009. Franklin Township requested the removing Urban Commercial from the future land use map. The City of Delano (April 27, 2009) stated that with no existing plans or agreements regarding sewer, water, and storm sewer, the City objects to the Urban Commercial land use designation.

DOCUMENTS SUBMITTED FOR REVIEW:

- Comprehensive Plan Update and Transmittal Form, June 5, 2009
- Revised Comprehensive Plan Update, October 19, 2009
- Comments from Adjacent Governmental Units, October 19, 2009
- Revised Land Use Map (Figure 7), October 23, 2009
- Revised Sewer Service Area Map (Figure 11), November 20, 2009
- Response to Surface Water Management for Urban Commercial, December 7, 2009
- Revised Comprehensive Plan Update, January 27, 2010

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use
- Figure 4: 2030 Planned Land Use
- Table 4: Land Use and Five-Year Staging

Figure 1: Location Map Showing Regional Systems

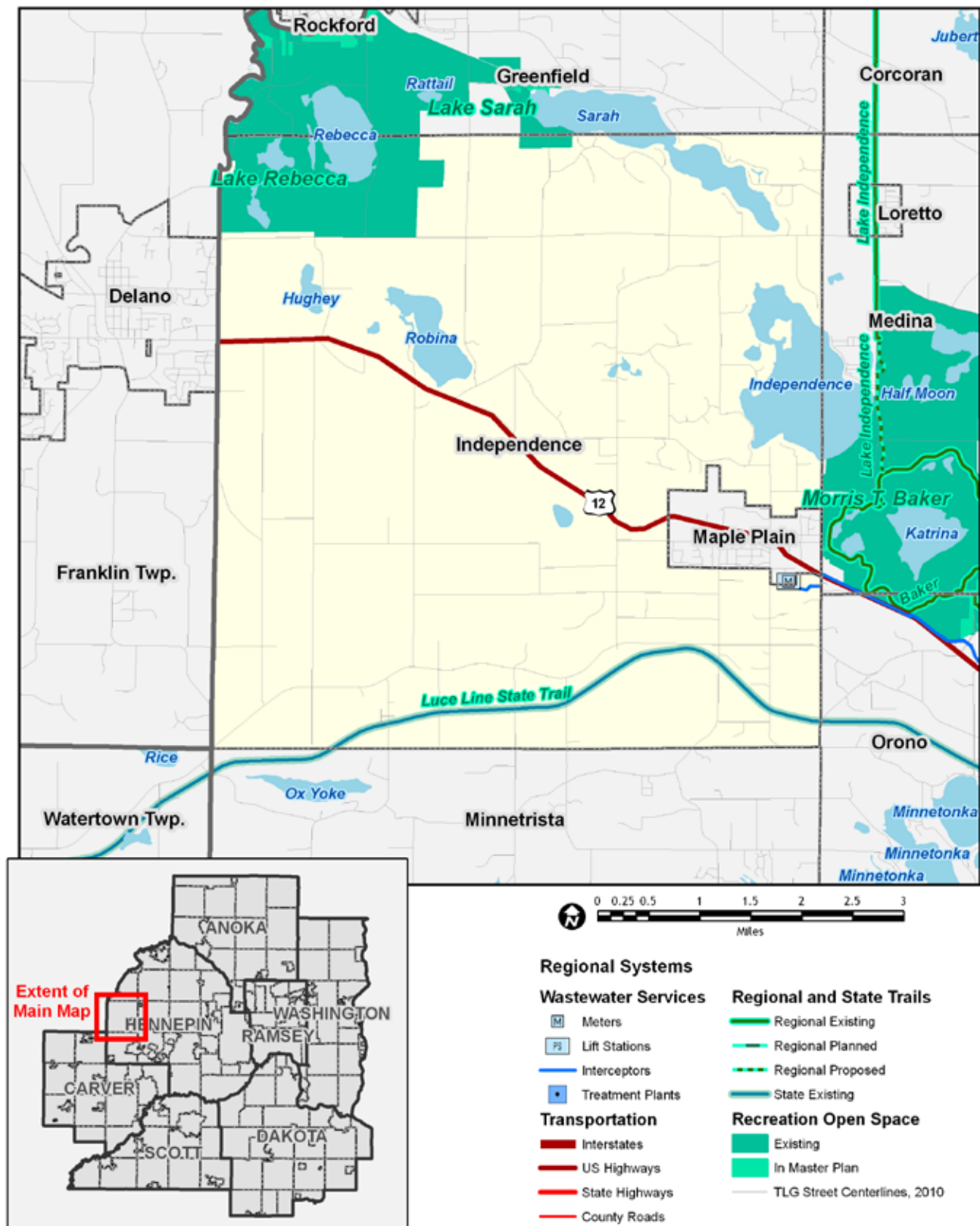


Figure 2: 2030 Regional Development Framework Planning Areas

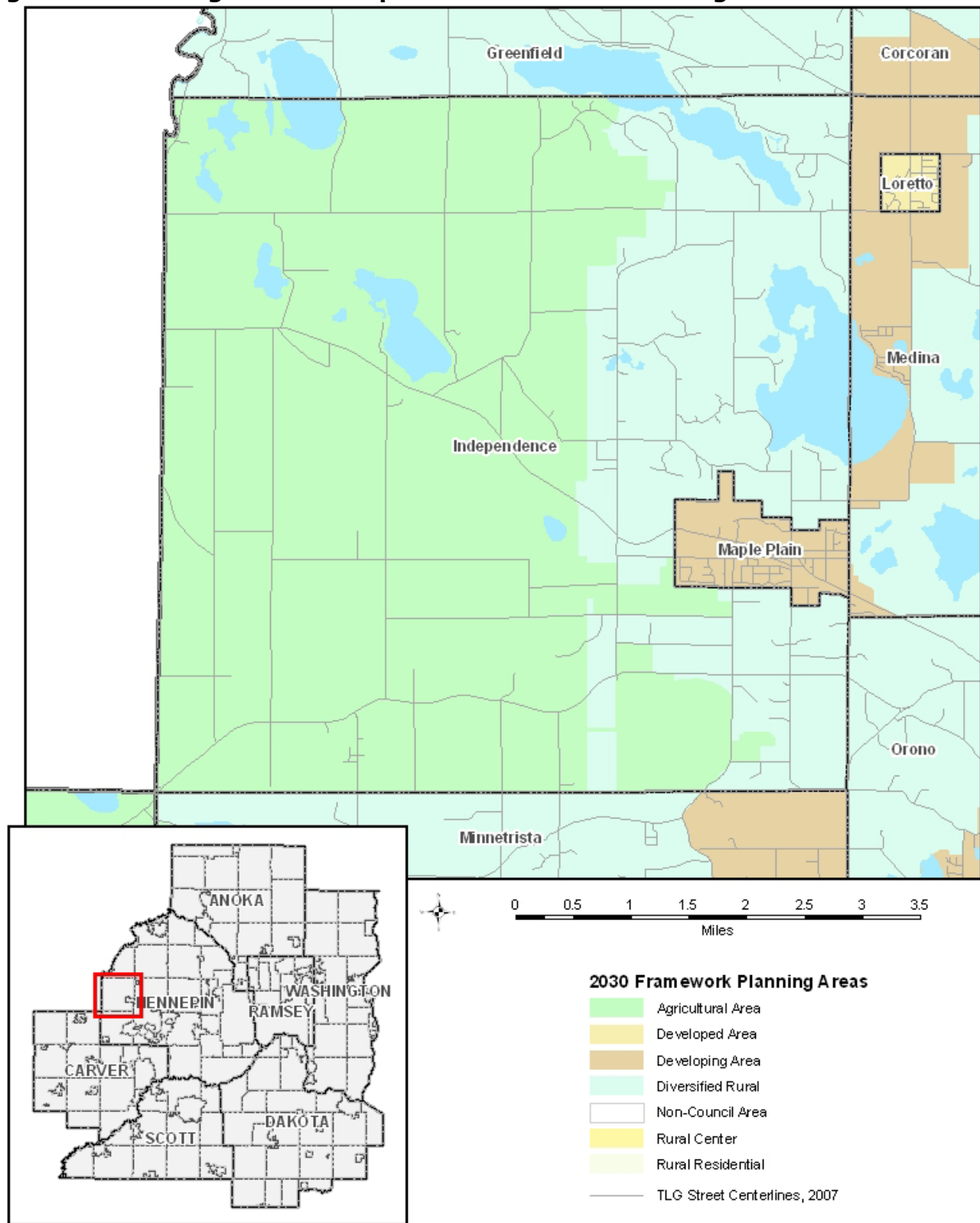
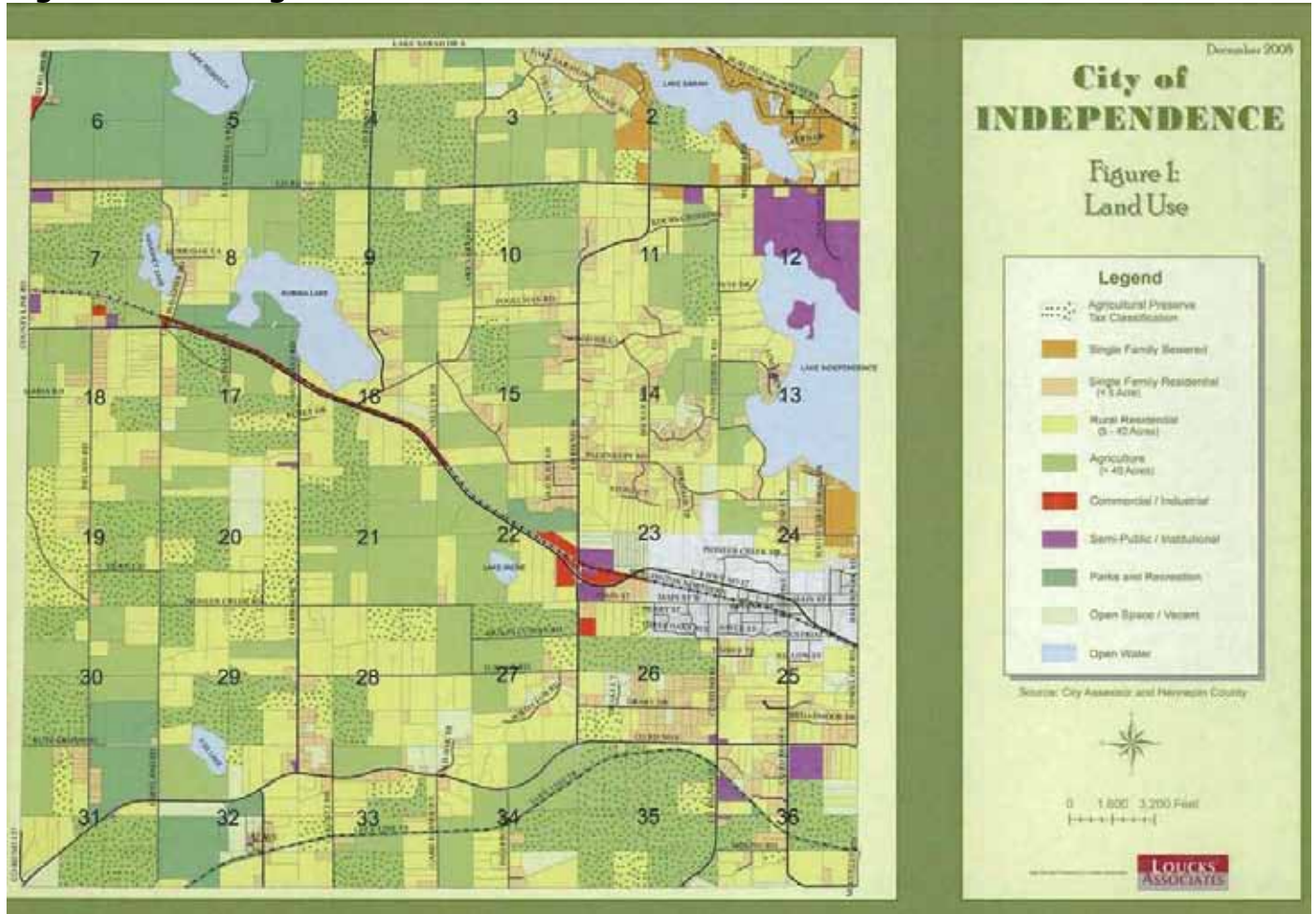


Figure 3: Existing Land Use



Existing Land Use in Acres and Percent- 2007

	Acres	Percent
Single Family Sewered	326	1.5%
Commercial/Industrial	115	0.5%
Semi-Public/Institutional	402	1.8%
Single Family Residential <5 acres	1,644	7.4%
Rural Residential 5 to <40 acres	7,403	33.0%
Agricultural 40+ acres	7,531	33.6%
Parks and Recreation	1,733	7.7%
Open Space/Vacant	671	3.0%
Open Water, Rivers and Streams	1,418	6.3%
Roadways	1,137	5.1%
TOTAL	22,400	100.00%
Wetlands	6,108	

Source: City of Independence Assessor; Hennepin County
Table 13 of the Update

City of
INDEPENDENCE

Figure 7:
Comprehensive
Land Use Plan

Legend

- Agriculture (Rural Reserve Area)
1 Unit per 40 Acres Maximum
- Agriculture Preserve
- Rural Residential
1 Unit per 5 Acres Maximum
- Urban Residential
41-7 Units per Acre
- Commercial / Industrial
5 Acre Lot Maximum
- Urban Commercial
- Public / Semi-Public
- Open Water
- Rural Residential Planning Boundary
- Trail

0 1,000 2,000 Feet

LOUIE'S ASSOCIATES

Table 4: Land Use in 5-Year Stages

Urban Uses (Sewer)	Allowed Density Range Housing Units/Acre		Existing (2007)	2010	2015	2020	2025	2030	2007- 2030
	Minimum	Maximum							
Urban Residential Land Uses			326	326	386	445	537	689	363
Low Density Residential			326	326	371	416	461	506	180
Urban Residential	4.1	7	0	0	15	31	76	183	183
Office Land Uses			105	105	160	204	243	293	188
Commercial/Industrial	1.5 per acre existing		115	115	145	174	203	233	118
Urban Commercial	20 per net acre sewered		0	0	15	30	45	60	60
Public/Semi-Public Land Uses			3,272	3,272	3,269	3,266	3,263	3,262	-10
Institutional, Parks and Rec			2,135	2,135	2,132	2,130	2,128	2,125	-10
Roadway Rights of Way			1,137	1,137	1,137	1,137	1,137	1,137	0
Rural Uses	Minimum lot size	Maximum lot size	Existing (2007)	2010	2015	2020	2025	2030	2007- 2030
Rural Residential 5	less than	5 acres	1,664	1,664	1,674	1,684	1,694	1,704	40
Rural Residential 5-39 acres	5 acres	40 acres	7,403	7,403	7,642	7,880	8,108	8,313	910
Agricultural 40 acres+	40 acres	none	7,531	7,531	7,279	7,026	6,773	6,520	-1,011
Undeveloped			671	671	572	474	357	201	-470
Open Water, Rivers, Streams	--	--	1,418	1,418	1,418	1,418	1,418	1,418	0
Subtotal			18,687	18,687	18,585	18,482	18,350	18,156	-470
Grand Total			32,400	32,400	32,400	32,400	32,400	32,400	0
Wetlands	--	--	6,108	6,108	6,108	6,108	6,108	6,108	0

Source for 2007 Existing Land Use: City of Independence Assessor; Hennepin County