



❖ Meeting Goals:

- ☐ Review and discuss Community Vision/Comprehensive Plan Overview
- ☐ Review and discuss Land Use Plan Options
- ☐ Review Next Steps



❖ Community Vision 2020-2040

- ❑ Reflecting on and respecting the City of Independence's rural characteristics and historical past, the citizens of Independence envision the following for their community:
 - Sustainable pastoral, agricultural, equestrian and waterfront landscapes that preserve and enhance the vast assemblage of natural resources throughout the community.
 - High quality rural residential neighborhoods linked together safely and innovatively through a system of planned open spaces and sensitively managed natural resources.
 - Concentrated commercial and light industrial uses in designated areas with access to County and State Road networks.
 - Development and maintenance of safe and efficient roadways with improved access onto Highway 12.
 - Recognition of the distinct neighboring communities that Independence residents associate, go to school, work, shop and frequent.



❖ Community Vision 2020-2040

- ❑ The fulfillment of this plan will be guided by the following central principles:
 - Preservation and conservation of natural resources and natural aesthetics, managing storm water and improving water quality through the use of ecologically-based infiltration systems.
 - Fiscally responsible development paid for by the development community and subject to the ability of the City to adequately serve the development with sufficient public facilities and infrastructure prior to development approval.
 - All development or redevelopment will be in accordance with established community standards, and design solutions will be innovative, efficient, durable, sustainable, aesthetically pleasing and economically viable.
 - High quality residential development defined primarily as single-family detached homes on rural residential lots attuned to the established character of community.
 - To grow in a viable manner to meet the needs of the present without compromising the ability of future generations to meet their own needs.



❖ Land Use:

- ❑ Existing Households: 1,389
- ❑ 2040 Projected Households: 1,700
- ❑ Delta: **311**
- ❑ Equals 16 new households per year over 20 years.
- ❑ 72 Housing Units Needed to Meet Metropolitan Council's Regional Goals

AtOrBelow30AMI	38
From31to50AMI	27
From51to80AMI	7
Total Units	72

AMI = Area Median Income



2040 Comprehensive Plan Discussion

// 10.22.2018

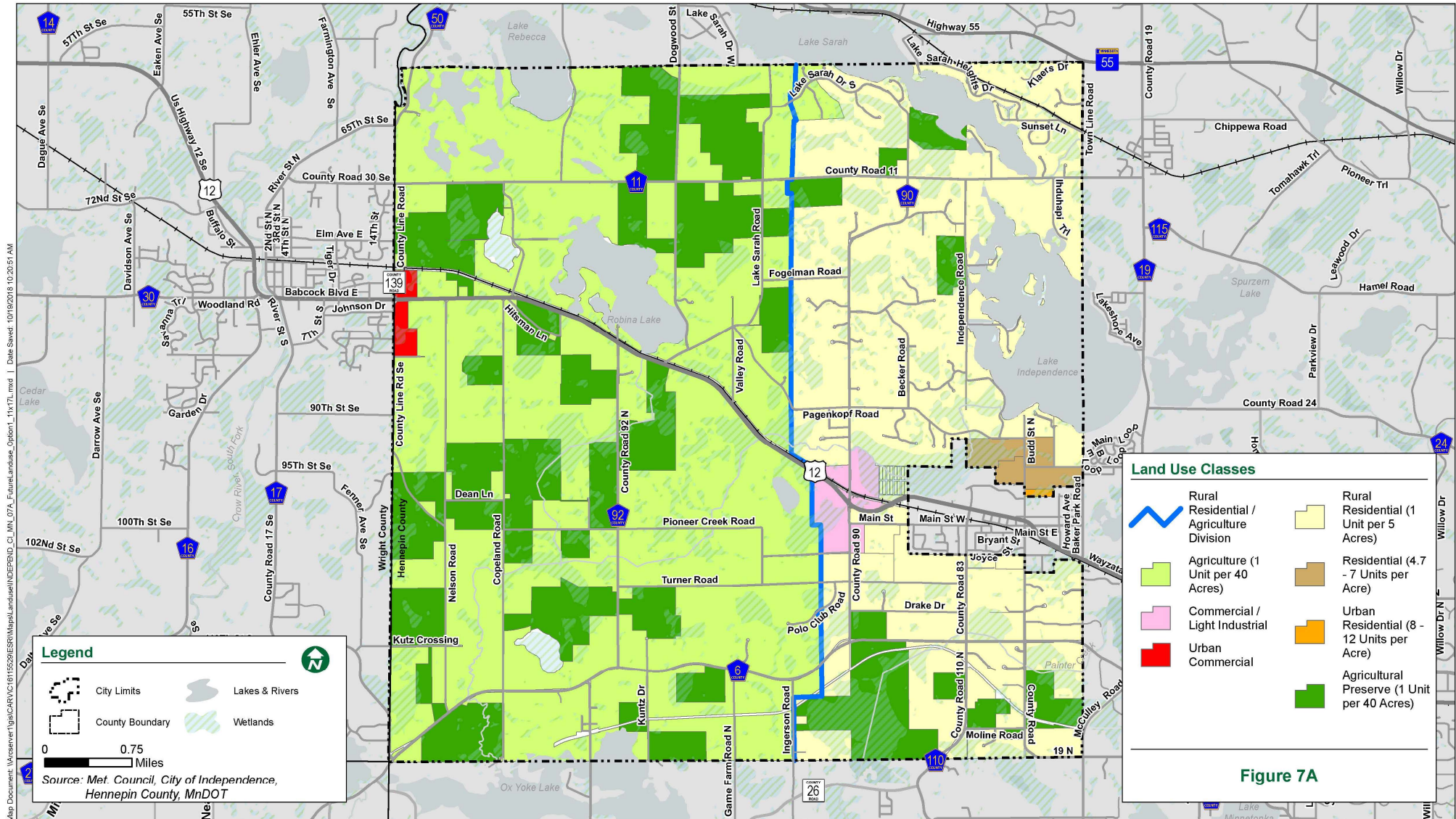


2040 Comprehensive Plan

Independence, MN

Future Land Use - Option 1

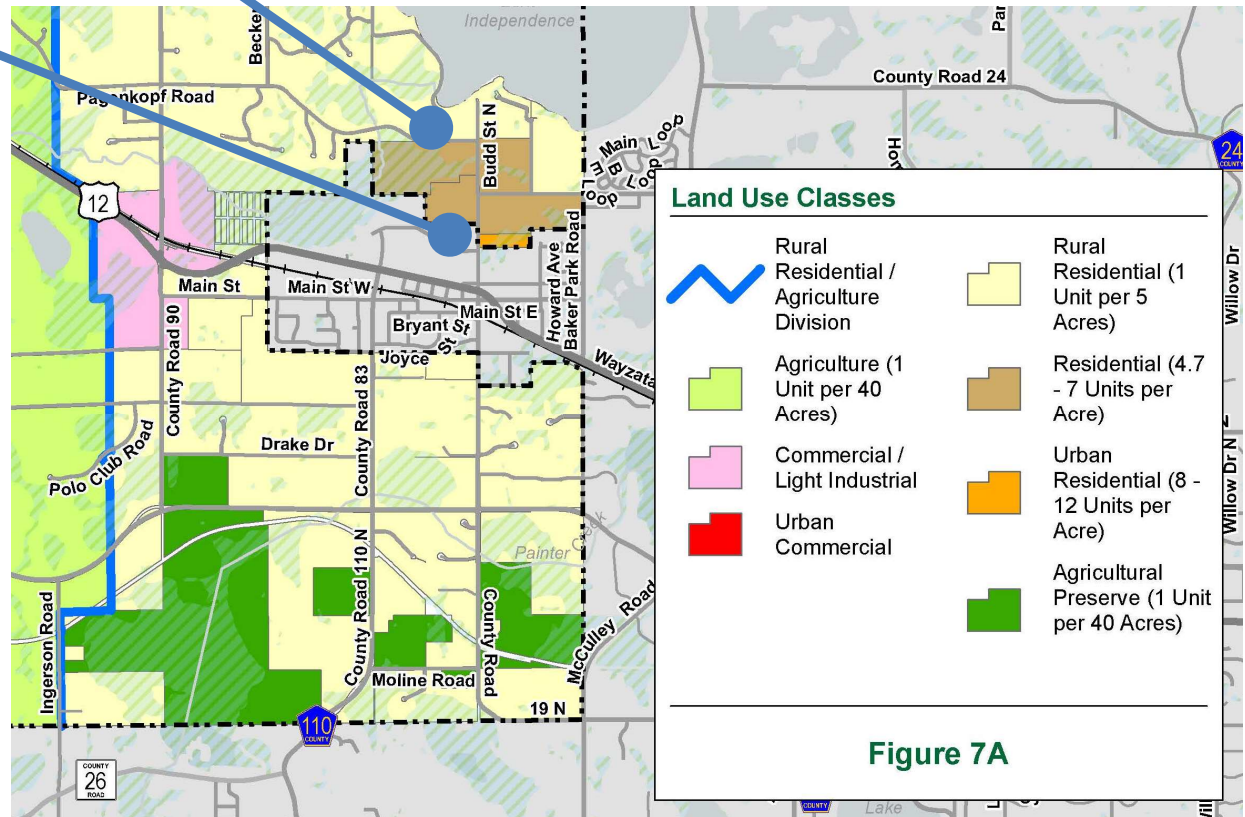
October 2018





❖ Land Use Option 1

- ❑ Change Urban Residential Designation to Residential (Same Density 4.3 - 7.0 units per acre)
- ❑ Add Urban Residential Area Directly Adjacent to North Side Park (~10 acres). This area would have a higher density (8-12 units per acre) to achieve Met. Council housing requirements of 72 units.





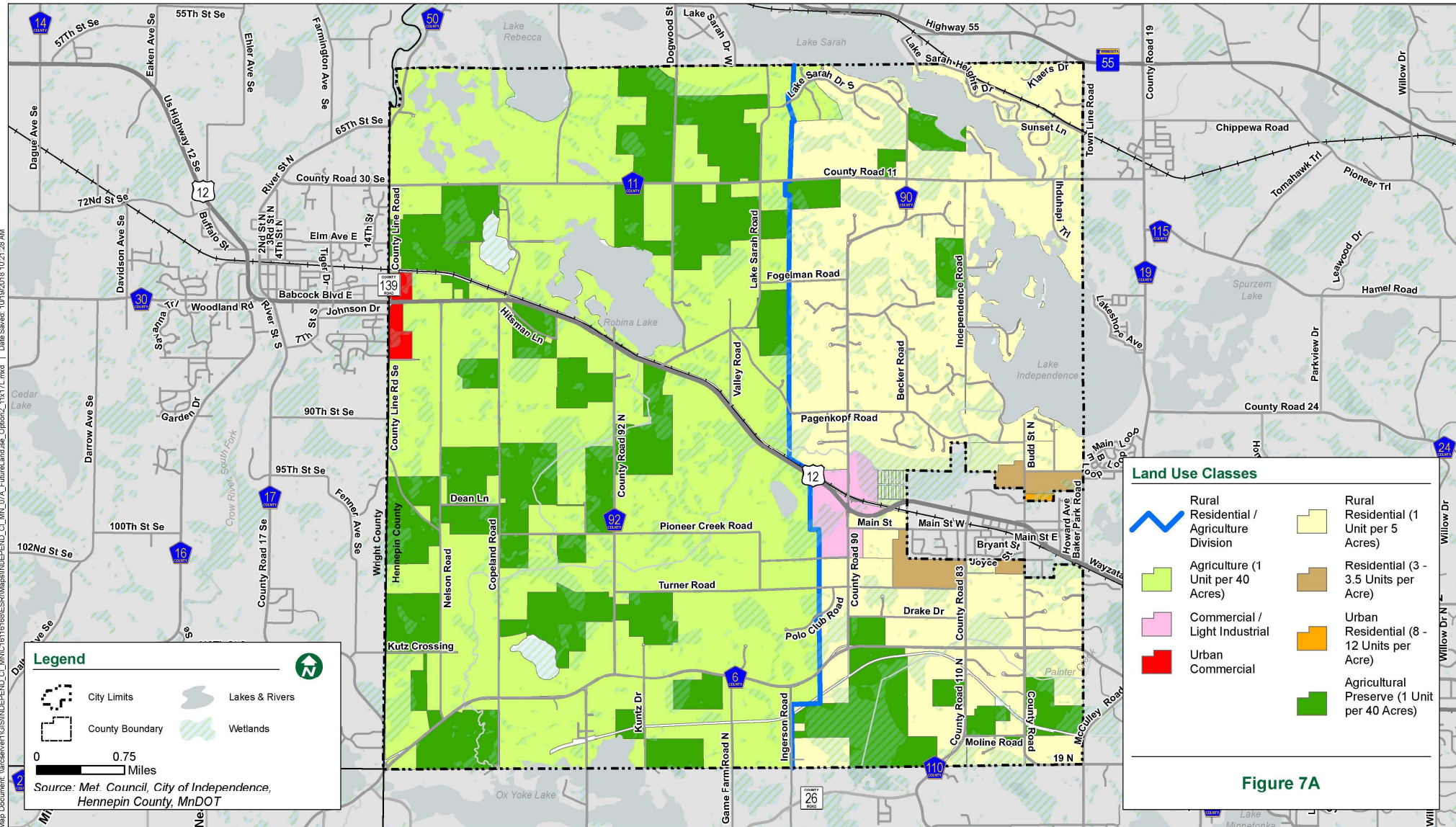
2040 Comprehensive Plan Discussion

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2040 Comprehensive Plan
Independence, MN

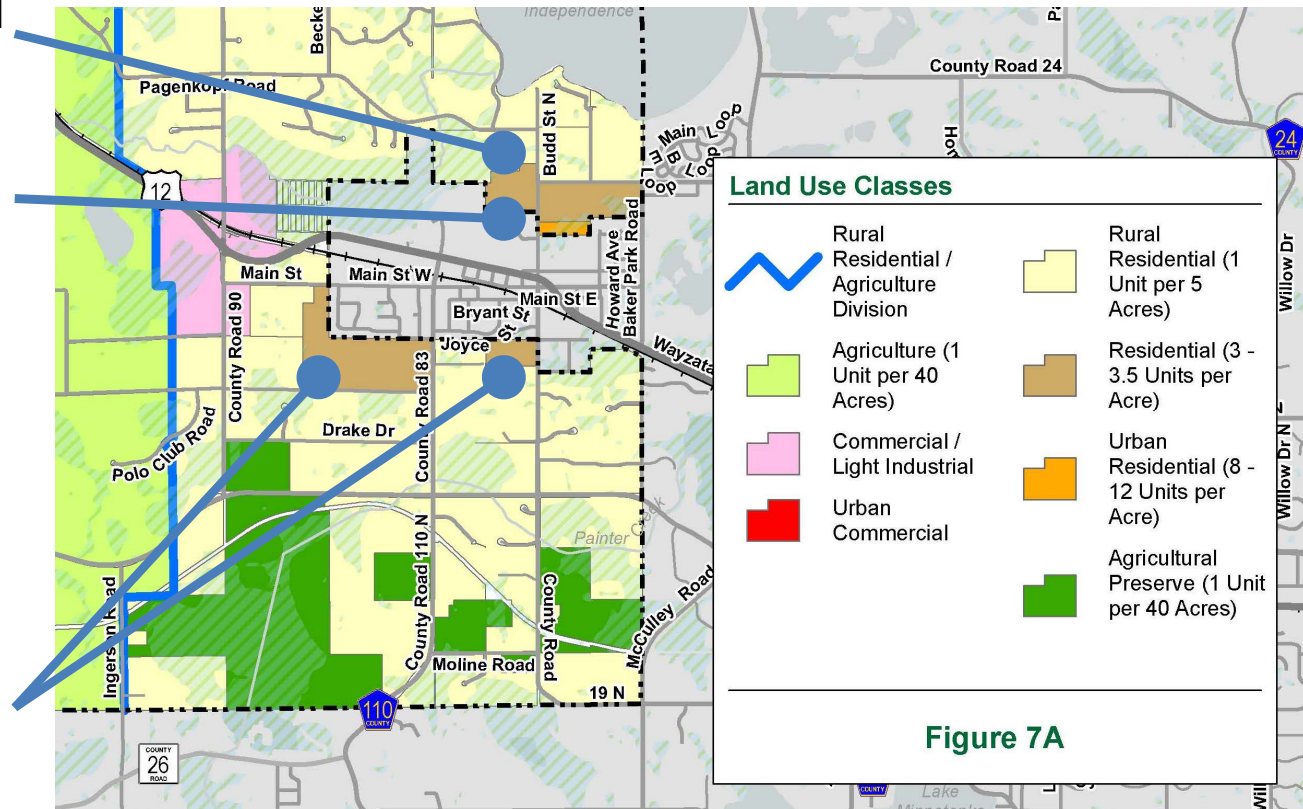
Future Land Use - Option 2
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❖ Land Use Option 2

- ❑ Change Urban Residential Designation to Residential (New Density 3.0 - 3.5 units per acre)
- ❑ Reduce Sewered Residential Area North of Maple Plain
- ❑ Add Urban Residential Area Directly Adjacent to North Side Park (~10 acres). This area would have a higher density (8-12 units per acre) to achieve Met. Council housing requirements of 72 units.
- ❑ Add Residential Areas South of Maple Plain (Density 3.0 – 3.5 units per acre)





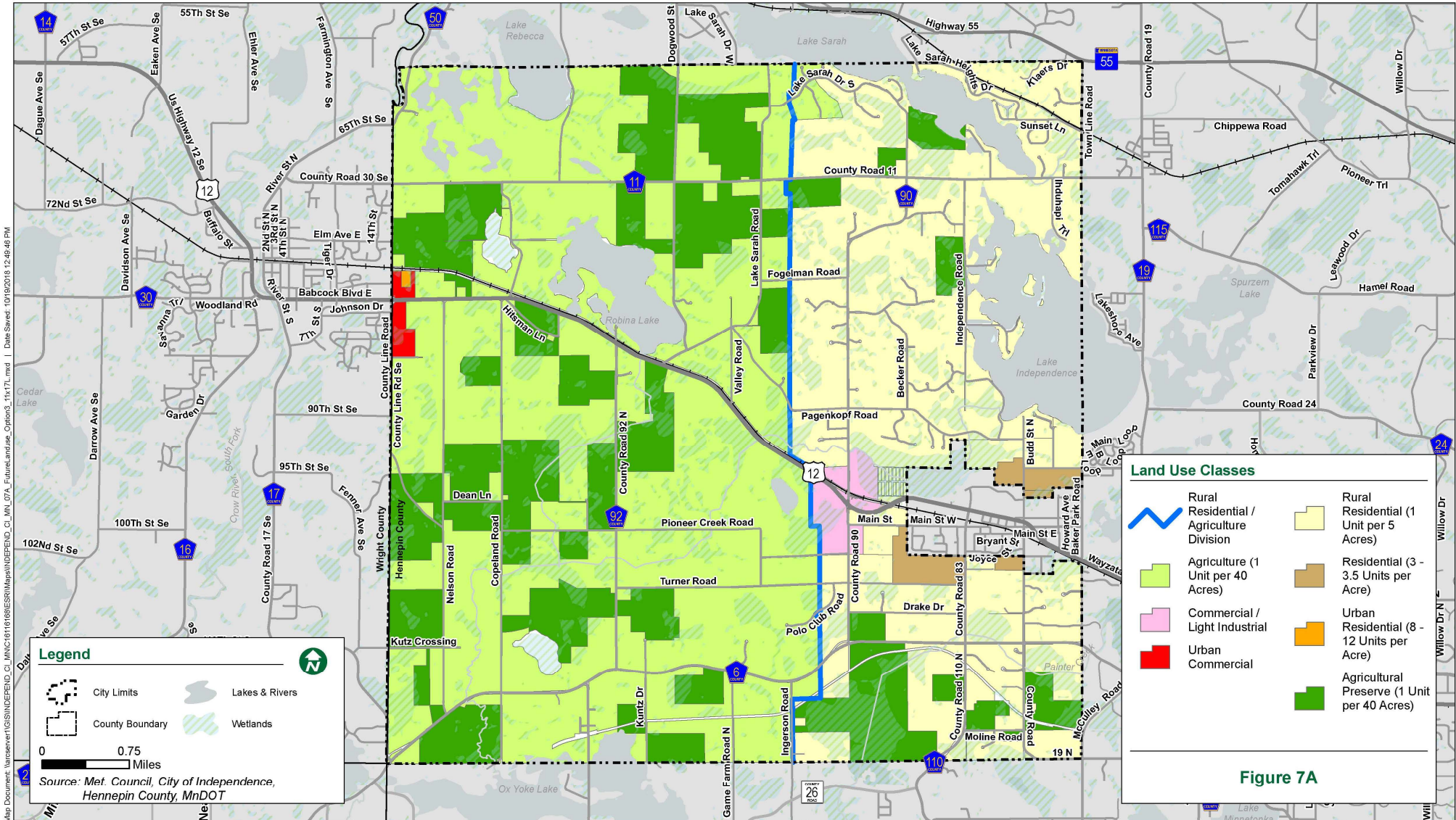
2040 Comprehensive Plan Discussion

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2040 Comprehensive Plan
Independence, MN

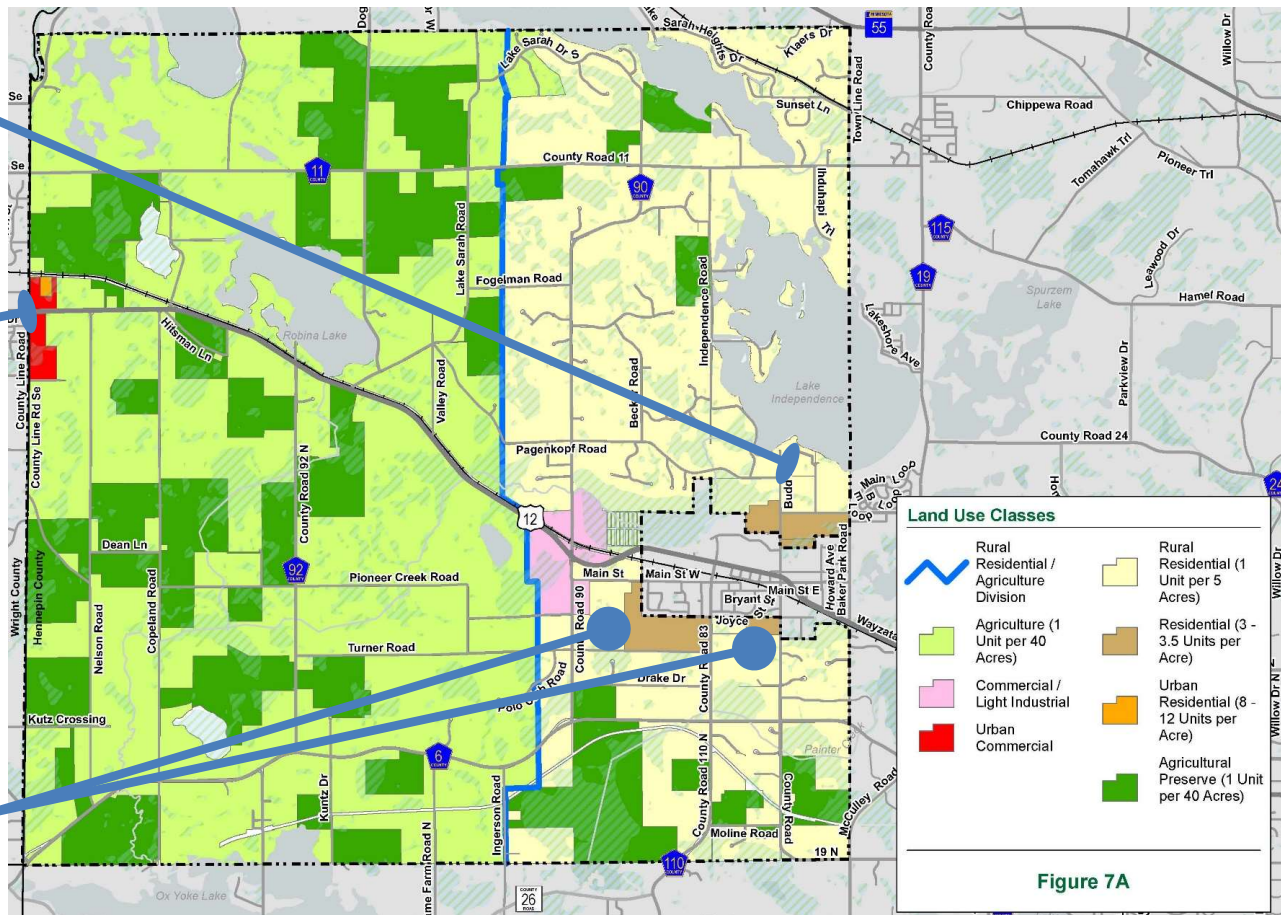
Future Land Use - Option 3
October 2018





❖ Land Use Option 3

- ❑ Change Urban Residential Designation to Residential (New Density 3.0 - 3.5 units per acre)
- ❑ Reduce Area of Sewered Residential Area North of Maple Plain
- ❑ Add Urban Residential Area Adjacent to Delano (~10 acres). This area would have a higher density (8-12 units per acre) to achieve Met. Council housing requirements of 72 units.
- ❑ Add Residential Areas South of Maple Plain (Density 3.0 – 3.5 units per acre)





❖ Next Steps:

- ☐ Draft Detailed Plan Components: November-December, 2018
- ☐ Adopt Draft Plan and Submit to
Surrounding Jurisdictions: December, 2018
- ☐ Revise/Work on Plans : January – June 2019
- ☐ Adopt Final Plan and
Submit to Metropolitan Council: July, 2019