



# 2040 Comprehensive Plan

City of Independence – District 1

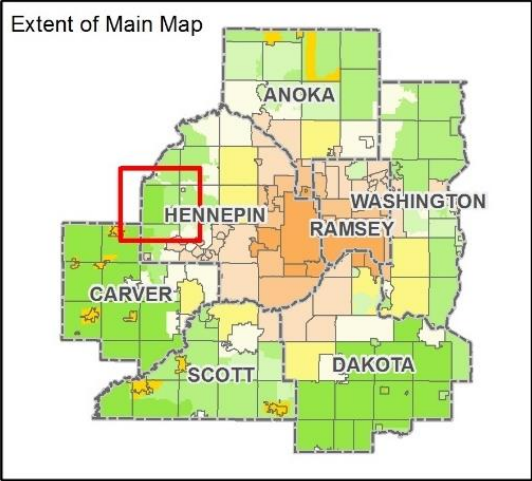
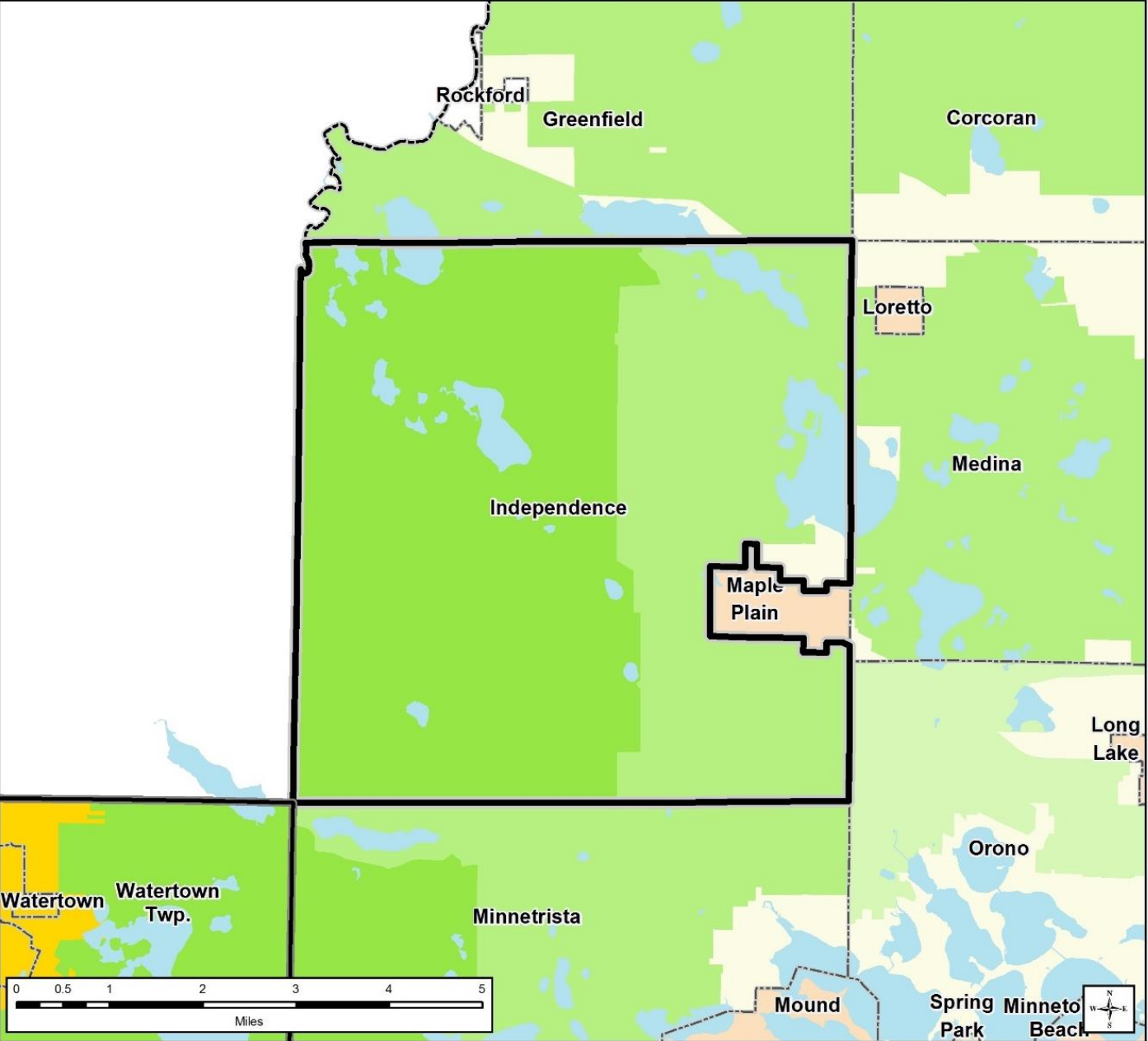


June 20, 2023

Freya Thamman

[metro council.org](https://metro council.org)

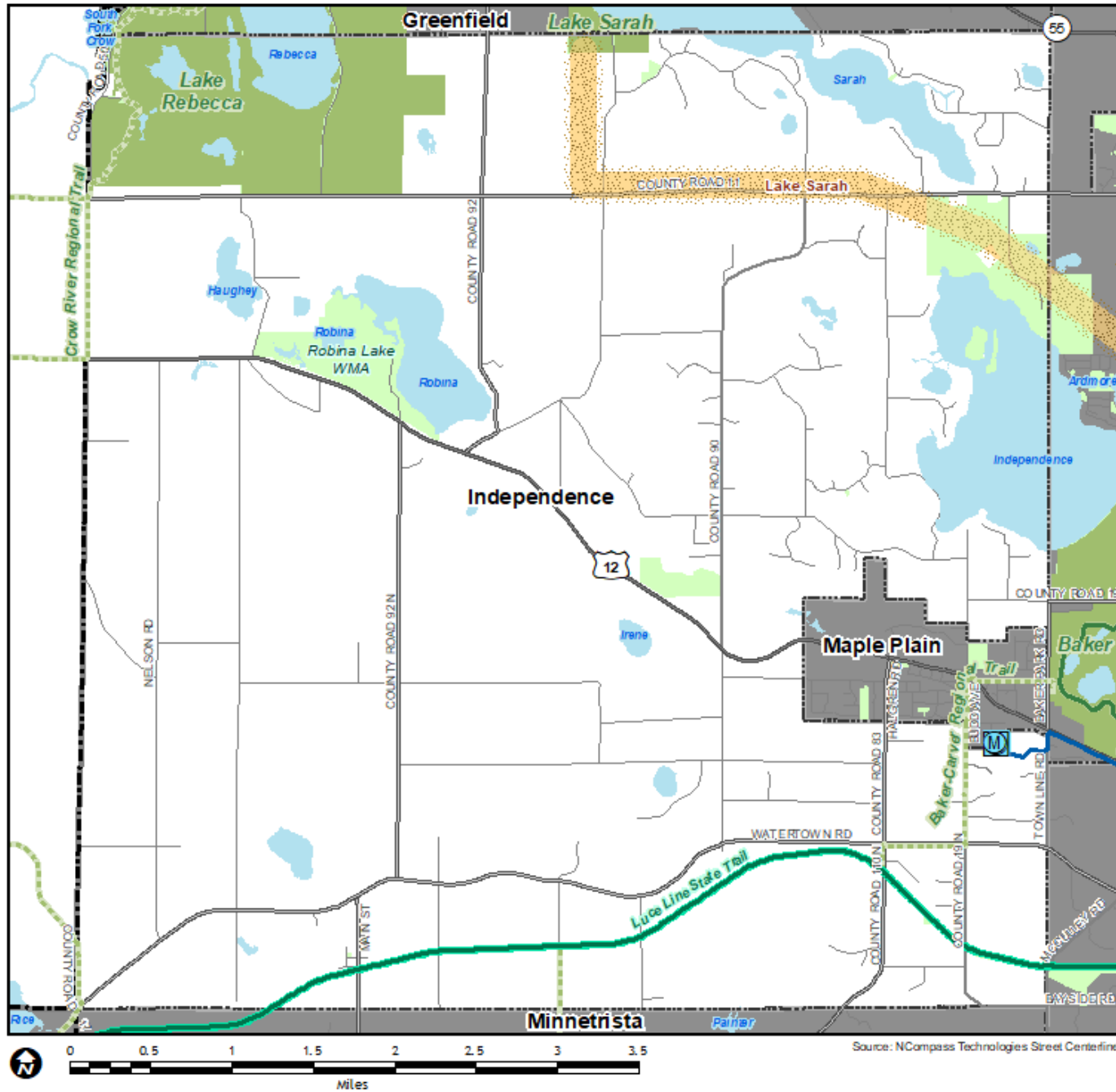
# Community Designation



### Community Designations

- Outside Council planning authority
  - Agricultural
  - Rural Residential
  - Diversified Rural
  - Rural Center
  - Emerging Suburban Edge
  - Suburban Edge
  - Suburban
  - Urban
  - Urban Center
- County Boundaries  
 City and Township Boundaries  
 Lakes and Major Rivers

# Regional Systems



## Regional Systems

### Transportation

Transitways  
2040 Transportation System Policy - adopted January 2015

- Existing
- Planned Current Revenue Scenario
- Planned Current Revenue Scenario - CTIB\* Phase 1 Projects
- Potential Increased Revenue Scenario

### Regional Highway System

- Existing Principal Arterials
- Planned Principal Arterials
- Existing Minor Arterials
- Planned Minor Arterials
- Existing Other Arterials
- Planned Other Arterials

### Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

\* Counties Transit Improvement Board (CTIB)

### Recreation Open Space

- #### Regional Parks
- Existing (Open to Public)
  - In Master Plan (Not Open to Public)
  - Planned Units

- #### Regional Trails
- Existing (Open to Public)
  - Existing (Not Open to Public)
  - Planned

### Wastewater

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

# Forecasted Growth

**Table 1. City of Independence Forecasts**

	Census 2020	Council Forecasts		
		2020	2030	2040
Population	3,755	3,830	4,040	4,290
Households	1,288	1,400	1,560	1,700
Employment	697	680	740	770

# Planned Residential Density

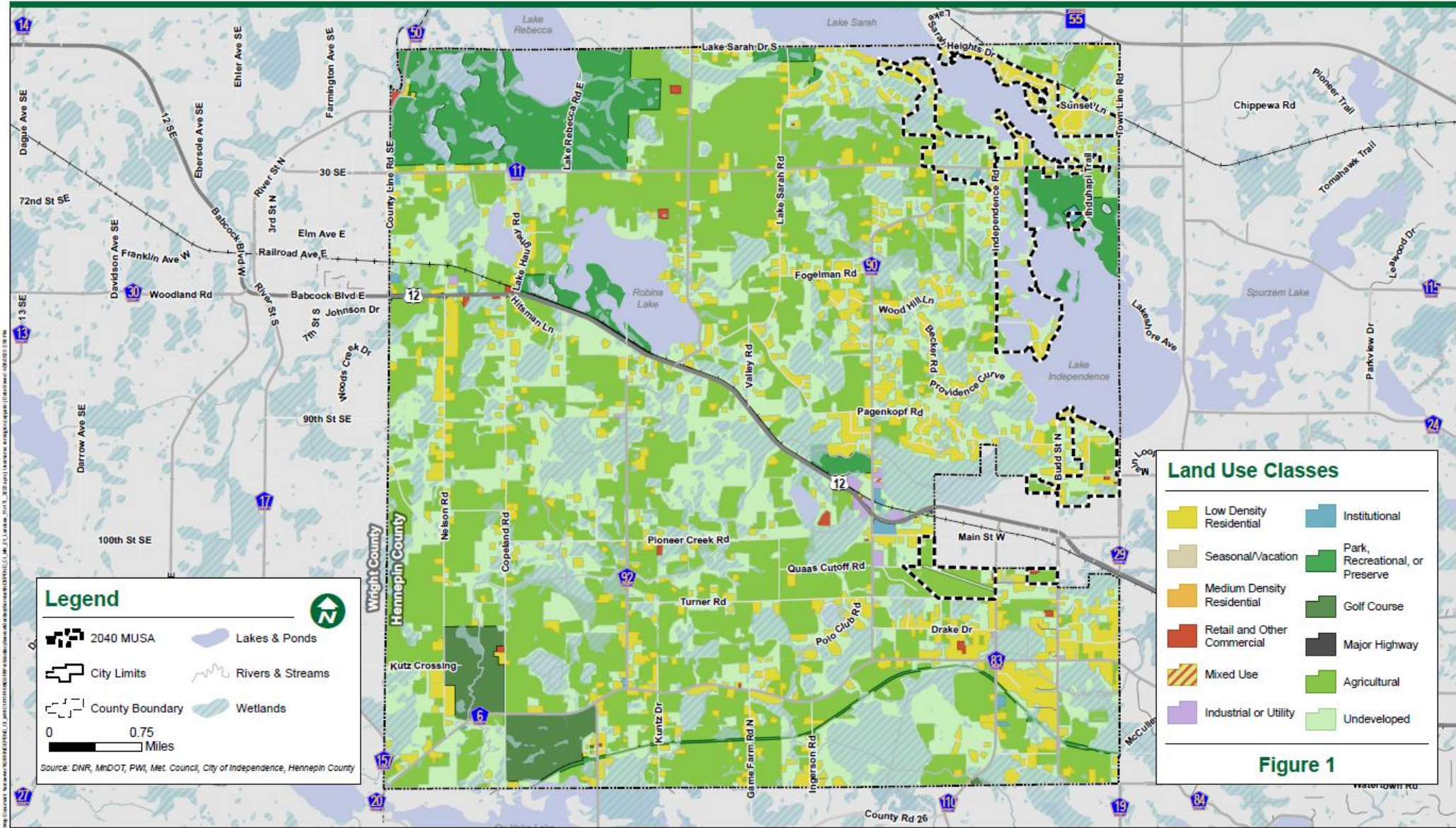
## City of Independence

### 2018-2040 Change

Category	Density			Min Units	Max Units
	Min	Max	Net Acres		
Lakeshore Estates	0.75	0.75	37	28	28
Low Density Residential	2.7	2.7	124	335	335
Medium Density Residential	3.5	3.8	40	140	152
High Density Residential	30	50	5	150	250
Existing Rural Residential*	30	50	5	150	250
	<b>TOTALS</b>			<b>664</b>	<b>755</b>
	<b>Overall Density</b>			<b>3.0</b>	<b>3.5</b>

\*Supplemental Information May 19, 2023

# Existing Planned Land Use

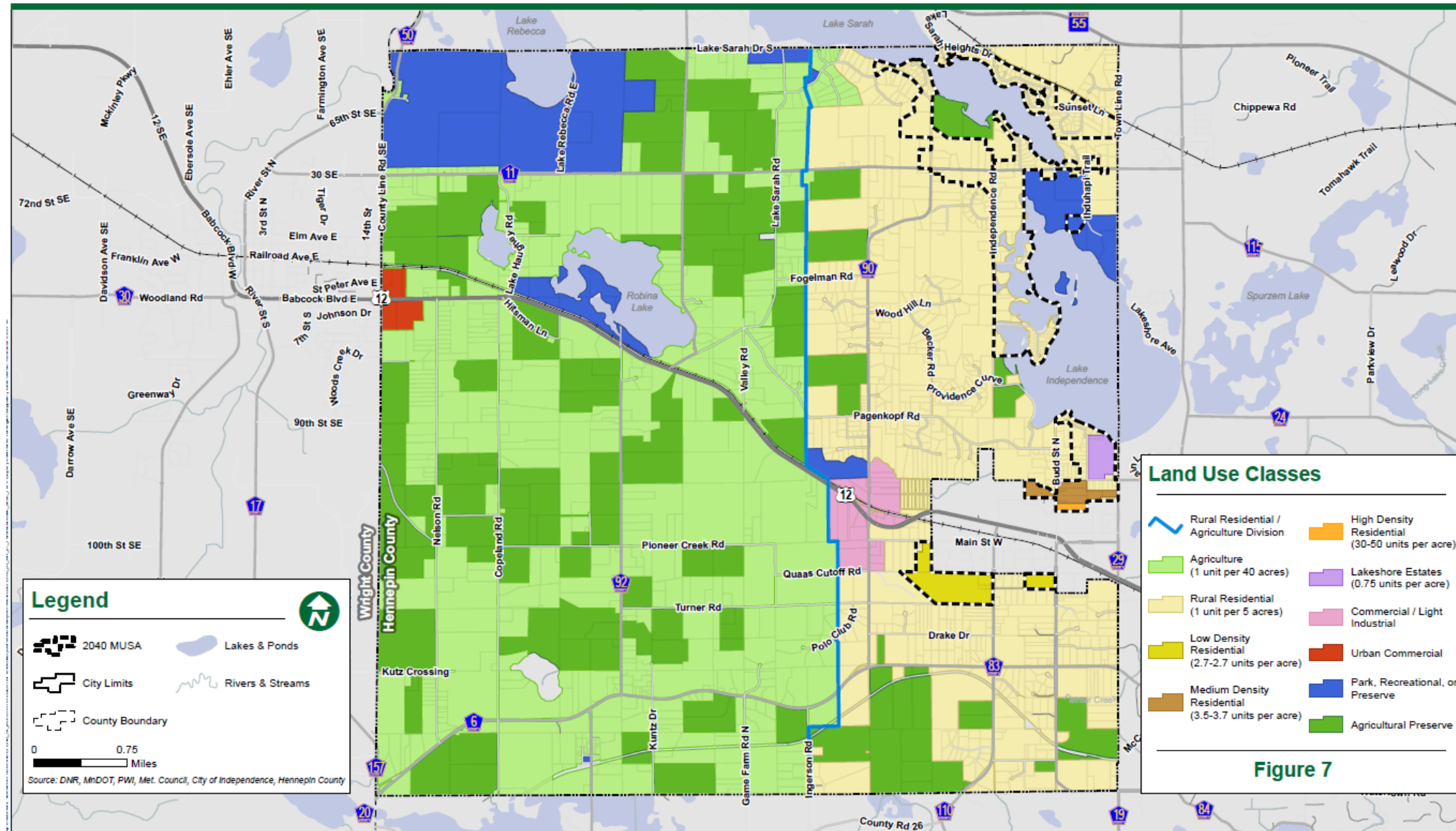


# 2040 Planned Land Use



2040 Comprehensive Plan  
Independence, MN

Future Land Use  
May 2023



# Findings



## That the Plan:

- Conforms to regional system plans
- Is consistent with Council policies
- Is compatible with the plans of adjacent and affected jurisdictions



# Proposed Action

## That the Metropolitan Council:

1. Authorize the City of Independence to place its 2040 Comprehensive Plan into effect.
2. Revise the City's sewer household forecasts as shown in Table 2 of the Review Record.
3. Revise the City's affordable housing need allocation for 2021-2030 to 54 units.
4. Revise the Community Designation mapping to show Emerging Suburban Edge residential land uses near Maple Plain as shown in Figure 3 of the attached Review Record.
5. The City needs to provide the date that the Pioneer Sarah Creek Watershed Management Commission approved the Local Water Management Plan.

# Proposed Action

## That the Metropolitan Council:

### 6. Advise the City:

- a) To implement the advisory comments in the Review Record for forecasts, land use, housing, and water supply.
- b) That all supplemental information provided during the review process for completeness needs to be included in the City's Final Plan submittal. The Final Plan must be submitted and determined consistent with the information provided during the review process prior to Council's review of any comprehensive plan amendments.

# Meeting Schedule

- Environment Committee on Tuesday, June 27
- Metropolitan Council on Wednesday, July 12



# Questions?

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