

Appendix

Lindgren Lane, Independence Road, Urban Residential Density Calculations

City of Independence - 2030 Comprehensive Plan Net Density

Table Calculating Net Density of Residential Development

Land Use	Single Family # of Units	Acres Gross Resid.	Acres Wetland & water-bodies	Net Residential Acres	Net Density Units/Acre
	A	B	C	E=B-C	A/E
EXISTING LAND USE					
Budd Street Totals	17	78.00	10.00	68.00	0.25
Perkinsville Road Totals	7	24.00	2.00	22.00	0.32
South Lake Shore Road Totals	4	11.00	0.00	11.00	0.36
Pagenkopf Road Totals	4	58.00	48.00	10.00	0.40
Baker Park Road Totals	3	12.00	1.00	11.00	0.27
Lindgren Lane Totals	27	64.00	40.00	24.00	1.13
Independence Road Totals	20	213.00	175.00	38.00	0.53
SUBTOTAL	82	460.00	276.00	184.00	0.45

FUTURE LAND USE - Urban Residential					
SUBTOTAL Budd/Pagenkopf/South Lake Shore as Multi	500	183.00	61.00	122.00	4.10

COMBINED FUTURE LAND USE - Lindgren Lane / Independence Road					
TOTALS	547	460.00	276.00	184.00	2.97

Source: Calculations Made Using Available Parcel Data from Hennepin County Mapping

Letter From Maple Plain Concerning Urban Residential



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November 24, 2009

Toni Hirsch
City of Independence
1920 County Road 90
Independence, MN 55359

Ms. Hirsch:

The City of Maple Plain received a letter from Independence City Attorney Bob Vose, dated November 19, 2009, requesting consideration of extending sanitary sewer service to Independence in the future. The area in question is a proposed medium density residential area along the northern Maple Plain-Independence municipal border. According to the proposed Independence Comprehensive Plan this area is referred to as "Urban Residential," which would allow four (4) to seven (7) units per acre.

The Maple Plain City Council considered this request at its November 23 meeting. The City Council understands that the Metropolitan Council is requiring the City of Independence to obtain identify a willingness to provide sanitary service to the Urban Residential area.

The City Council indicated its willingness for future considerations regarding sanitary sewer service to the Urban Residential area. The Council stated the City's willingness to consider the potential for extending water and/or sanitary sewer service to Independence is not a commitment to providing service. The Council also noted that the City of Independence and/or developer shall conduct a study to understand the capacity of the sanitary sewer system and needs related to the expanded service prior to requesting the service from the City of Maple Plain.

Sincerely,

Jason A. Ziemer
Maple Plain City Administrator

cc: Bob Vose, Independence City Attorney
Mark Kaltsas, Independence City Planner
Jeff Carson, Maple Plain City Attorney
Tom Goodrum, Maple Plain City Planner
Dan Boyum, Maple Plain City Engineer

Zoning Map

CITY OF INDEPENDENCE



CITY OF INDEPENDENCE
1920 COUNTY ROAD NO. 90
MAPLE PLAIN, MINN 55350

CITY OF INDEPENDENCE ZONING MAP

DATE: 8/4/2003



4000 0 4000 Feet

LEGEND

- Trail
- Zoning
 - Agriculture
 - Commercial / Light Industrial
 - Open Water
 - Roads
 - Rural Residential
 - Sewered Area
 - 1 Acre Minimum Lot Size

