

C Community Development Committee
Meeting date: August 17, 2009

E Environment Committee
Meeting date: August 11, 2009

ADVISORY INFORMATION

Date:	July 27, 2009
Subject:	City of Maple Grove 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20416-1
District(s), Member(s):	District 1, Council Member Roger Scherer
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Freya Thamman, Principal Reviewer (651-602-1750) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Kyle Colvin, Asst. Manager Engineering Services (651-602-1151)
Division/Department:	Community Development / Planning and Growth Mgmt Environmental Services / Engineering Services

Proposed Action

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

Recommendation of the Community Development Committee:

1. Authorize the City of Maple Grove to put its 2030 Comprehensive Plan Update into effect;
2. Adopt the revised forecasts for the City, as detailed in Table 1 of the attached Review Record;
3. Advise the City it will need to submit a comprehensive plan amendment at the time one of the two scenarios in the Northwest related to the 105th street interchange is determined; and
4. Advise the City to implement the advisory comments in the Review Record, including those in the transportation, surface water management, and water supply.

Recommendation of the Environment Committee:

Approve the City of Maple Grove's Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS
City of Maple Grove's 2030 Comprehensive Plan Update and
Tier II Comprehensive Sewer Plan

Review File No. 20416-1, Council Business Item No. 2009-XXX

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 its Update, including the Tier II Sewer Plan, must be submitted to the Council.

Background

The City of Maple Grove is located in Hennepin County surrounded on the north by Dayton and Champlin, the east by Osseo and Brooklyn Park, the south by Plymouth, and on the west by Corcoran (see Figure 1).

The *2030 Regional Development Framework (RDF)*, as amended in December 2006, identifies the Maple Grove as located within the “developing community” geographic planning area (see Figure 2).

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 – Standard of Review & Findings

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 and Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|---|-----|
| 1. Forecasts | Yes |
| 2. Housing | Yes |
| 3. 2030 Regional Development Framework and Land Use | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) 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 |
|--------------------------------|-----|

Funding

None.

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

City of Maple Grove 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

Parks and Trails

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

The Update is in conformance with the *Regional Parks Policy Plan*. The regional facilities in Maple Grove include the Elm Creek Park Reserve, Eagle Lake Regional Park, Fish Lake Regional Park, Medicine Lake Regional Trail, Rush Creek Regional Trail and the Crystal Lakes Regional Trail. The Update acknowledges these regional parks system elements.

TRANSPORTATION

Roads and Transit

Reviewer: Ann Braden MTS – Systems Planning (651-602-1705)

The Update is in conformance with the *Transportation Policy Plan* adopted in 2004, is comprehensive and addresses all the applicable transportation and transit requirements.

Maple Grove is served by segments of several principal arterials: I-94, I-494 I-694, Trunk Highway (TH) 169 and the planned extension of TH 610. The Update identifies future transportation system needs, including additional access to I-94 (between the TH 610 and Fish Lake interchanges). Recommendations to realign and extend numerous minor arterials and collectors were incorporated into the Update.

Maple Grove is within the Metropolitan Transit Taxing District and lies within Market Area III. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (Americans with Disabilities Act - ADA, seniors), and ridesharing. Dial-A-ride services are provided by Maple Grove Dial-A-Ride, Osseo Circulator, and Senior Transportation Program. ADA paratransit service is provided by Metro Mobility.

Advisory Comments:

- ***Roadway Functional Classification:*** There are differences between the Update and the Council's roadway functional classification of Minor Arterials and numerous Collector classification differences. These have been identified in detail in the April 6, 2009 letter to the City from Phyllis Hanson. To resolve these differences, the City must either revise the Update's functional classification map (Figure 3 on Page 9) or formally request the changes to the Transportation Advisory Committee – Planning Committee, which is a separate process from the comprehensive plan update effort.
- ***Traffic Analysis Zone (TAZ) allocation:*** The TAZ allocation table identified in Appendix B (Travel Demand Modeling Process) lacks a column identifying the Population tabulations by TAZ. Council staff received an e-mail of this completed TAZ table from the City's planning consultants. This information needs to be incorporated into the final adopted Update.
- Requests for new I-94 interchange access must be submitted to the Metropolitan Council and MnDOT in accordance with the review procedures found in Appendix E of the *Transportation Policy Plan*.

Aviation

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

The Update is in conformance with the *Transportation Policy Plan* and is consistent with Council aviation policy.

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 Metropolitan Wastewater Treatment Plant in St. Paul. The City of Maple Grove is served by interceptors 7015 and 9004. The Update projects that the City will have 34,000 sewered households and 63,500 sewered employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve the City's growth needs.

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.

Maple Grove is not currently a community that has been identified as a community impacted by wet weather occurrences. The Update however does include an Inflow and Infiltration (I/I) reduction plan which includes inspection and regular maintenance of the sanitary disposal system. The City has adopted ordinance provisions to eliminate the connection of foundation drains, sump pumps, and other sources of I/I to the sanitary sewer system.

Tier II Comments

Council staff reviewed the Update's Tier II Sewer Element against the Council's requirements for Tier II Comprehensive Sewer Plans for developing communities and found it complete and consistent with Council policies. The Council's approval of the Tier II Plan becomes effective upon the City's adoption of the Update. At that time, the City may alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting the final Update needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

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

The Update is in conformance with the *WRMPP* for local surface water management. Maple Grove is in the Elm Creek, Shingle Creek, and West Mississippi River watersheds. The Elm Creek Watershed Management Organization, Shingle Creek Watershed Management Commission, and West Mississippi River Watershed Management Commission all received approval of their updated watershed plans by the Board of Water and Soil Resources in 2004. Maple Grove submitted a Local Storm Water Management Plan (LSWMP) dated December 2008 to the Council that was reviewed under separate cover. The LSWMP was also included as part of the Update.

The LSWMP was found to provide an overall framework for the City to successfully manage its water resources and is an excellent example of integrating the various federal, state, and local requirements into a local plan. The LSWMP was found to be consistent with the Council's *WRMPP*.

Advisory Comments:

The City needs to send to the Council the date the Elm Creek Watershed Management Organization approved the LSWMP and the date that the City adopted the final plan.

CONSISTENCY WITH COUNCIL POLICY

FORECASTS

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

Forecast-related content of the Update, including supplemental information received May 6 and June 1, 2009, is consistent with Council expectations and regional policy.

The City's planning uses City-preferred revised forecasts, based on an expectation of Maple Grove becoming the largest economic and employment center in northwestern

Hennepin County. Council staff find this scenario possible, supported by commercial land capacity and interstate highway accessibility. Council staff agreed in February 2008 (Attachment A) to revise the 2030 employment forecast. No changes were proposed for population or households forecasts. In addition, no changes were proposed for 2010 and 2020 employment forecasts.

The Council’s forecasts will be officially revised, as shown in Table 1, effective upon Council approval of the Update. Only the 2030 Employment forecast has been revised from the original system statement number of 45,900 to 63,500.

Table 1.				
Revised City of Maple Grove Forecasts				
	2010	2020	2030	
Population				
Unsewered	950	375	0	
Sewered – Metro System	63,500	75,359	84,000	
Total	64,500	75,700	84,000	
Households				
Unsewered	350	150	0	
Sewered – Metro System	24,500	30,144	34,000	
Total	24,900	30,300	34,000	
Employment				
Unsewered	0	0	0	
Sewered – Metro System	32,500	42,900	*63,500	
Total	32,500	42,900	*63,500	

*: Replaces system statement 2030 employment of 45,900.

2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE

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

The Update is consistent with the *Regional Development Framework* (RDF) policies for “developing communities”. Developing communities are expected to accommodate growth, support centers along corridors, encourage connected land use patterns, and encourage the development of communities where shopping, jobs, and a variety of housing choices co-exist by design. Developing communities are also expected to accommodate sewer residential growth at a net density of 3 to 5 units per acre.

The City’s Existing Land Use is shown in Figure 3 and Future Land Use is shown in Figure 4. As shown, most development will be in three general areas: the Gravel Mining Area (GMA), City’s northwest area (105th Ave Interchange area), and in the southwest, Southwest Activity Node.

GMA

The GMA approximately 2,000 acres, of which, 1,000 acres (see Table A) are undeveloped, is discussed in the GMA Special Area Plan chapter of the Update. Council staff reviewed the comprehensive plan amendment for land uses in the GMA in 1998. Figure 5 shows the future land use for the GMA.

Northwest Area

There are two potential development scenarios for the Northwest Area, which is approximately 500 acres and shown in Figure 6. One scenario is without an interchange at 105th Avenue and is primarily guided low-density residential. The other scenario includes an interchange at 105th Avenue and is generally guided mixed use. The Update’s primary assumption is without the interchange (see Attachments: Attachment A and Table A). At the time one of the interchange scenarios is chosen, a comprehensive plan amendment will be needed.

Southwest Activity Node

The City’s Southwest Activity Node, which is approximately 180 acres and located east and south of the intersection of County Road 10 and the western Maple Grove boundary is guided Mixed Use.

Using the City’s plat monitoring program (PMP) history and information provided in the Update, the City’s planned minimum net residential density for sewerred residential development would exceed 3.0 units per net acre and therefore is consistent with the Council’s density policy.

The City has been in the plat monitoring program since 2000 and is commended on exceeding 3 units/ net residential acre. From 2000-2007 the City has developed at a density of 3.64 units/acres. Table 2 shows the citywide density calculation.

Table 2. Maple Grove Density Calculation					
Category	Density Range		Undeveloped Acres	Min Units	Max Units
	Min	Max			
Low Density Residential (LDR)	1	3.5	1293	1293	4525.5
Medium Density Residential (MDR)	4	10	256	1024	2560
High Density Residential (HDR)	10	17.5	96	960	1680
GMA LDR	3.2	4.4	29	92.8	127.6
GMA MDR	6.4	8.8	235	1504	2068
GMA HDR	24	33	37	888	1221
	TOTALS		1946	5762	12182
Subtotal Update Residential Density				2.96	6.26
PMP 2000-2007			Net Acres	Units	
			1479	5378	
Subtotal 2000-2007 PMP				3.64	
Summary Update and 2000-2007 PMP			Net Acres	Min Units	
			3425	11140	
Grand Total Update and PMP				3.25	

The Table 2 density calculation assumes the no interchange scenario and does not include the Mixed Use category. The Mixed Use category allows high density residential of up to 22 units an acre, but since residential is not required, it conservatively, was not included in the calculation. In addition to the above land use categories, the City accommodates its forecasted growth with the Mixed Use category. The City’s staging plan to accommodate the forecasted growth through the year 2030 is shown in Table B.

HOUSING

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

The Update is consistent with the Council’s polices on housing. The housing element fulfills the affordable housing planning requirements of the MLPA. The Update acknowledges the City’s share of the region’s affordable housing need for 2011-2020 which is 1,764 units. To provide opportunities to meet this need, the Update indicates that approximately 96 acres are designated for high density residential development at 10 - 17.5 units per acre. Within the GMA, an additional 37 acres will be available for high density residential development at 24 - 33 units per acre, and 235 acres in the GMA will be available for medium density residential development at 6.4-8.8 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. These include the continued active participation of the Maple Grove Housing and Redevelopment Authority (HRA) in promoting affordable and lifecycle housing, the use of local resources such as housing revenue bonds, Tax Increment Financing (TIF) and Community Development Block Grant (CDBG) funds, extensive use of the Planned Unit Development (PUD) process, and generous density allowances, as well as partnering with federal, state and non-profit agencies. Maple Grove is an active participant in the Livable Communities Local Housing Incentives program, and has applied for and received \$950,000 in grants through the Livable Communities Account program.

INDIVIDUAL SEWAGE TREATMENT SYSTEMS (ISTS) PROGRAM

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

The Update is consistent with the *WRMPP* for ISTS. The Update indicates that there are approximately 200 ISTS in operation within the City. City ISTS Code adopts Minnesota Pollution Control Agency Chapter 7080 Rules by reference. The City indicates its Building Department is currently updating its ISTS maintenance management and tracking program for consistency with MPCA requirements, which will be in place by August 1, 2009.

WATER SUPPLY

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

The Update is consistent with the *WRMPP* for water supply. The Council recommends the City continue to implement conservation programs targeted at reducing residential water use.

RESOURCE PROTECTION

Historic Preservation

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

The Update contains a section on Historic Preservation as required by the MLPA.

Solar Access Protection

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

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 contains a section on aggregate resources protection as required by the MLPA. *Minnesota Geological Survey Information Circular 46* indicates the presence of viable aggregate resources within the City. The Update confirms that aggregate resources are present and being actively mined as a conditional use. The City administrates growth within the approximate 2,000-acre aggregate resource area through its 'Gravel Mining Area Special Area Plan' (GMASAP). The GMASAP is incorporated into the Update and insures that mining of aggregate resources is carried out harmoniously prior to urbanization. Phased urban development began in the GMASAP in 1998. Mining is anticipated to continue another 15 to 20 years.

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 Codes Yes
- Housing Implementation Program Yes

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

The City submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment on April 11, 2008. No substantial compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were indicated.

DOCUMENTS SUBMITTED FOR REVIEW:

- Maple Grove 2030 Comprehensive Plan Update, Official Submittal December 19, 2008
- Comprehensive Plan Update Transmittal Form, December 19, 2008
- Cover letter and Revised Update, March 16, 2009
- Revised Update, May 6, 2009
- Wastewater Revisions (2 pages), June 1, 2009

ATTACHMENTS

Attachment A: Revised System Statement Forecasts Letter, February 12, 2008

Figure 1: Location Map Showing Regional Systems

Figure 2: 2030 Regional Development Framework Planning Areas

Figure 3: City of Maple Grove Existing Land Use

Figure 4: City of Maple Grove Future Land Use

Table A: Land Use Category Breakdown by Acres and Percentage

Table B: 5-Year Staging Table

ATTACHMENT A

Metropolitan Council

February 12, 2008

Bob Waibel
Community Development Director
City of Maple Grove
12800 Arbor Lakes Parkway
Maple Grove, MN 55311-6180

RE: City of Maple Grove, Requested Forecast Change
Metropolitan Council District 1 (Roger Scherer)

Dear Mr. Waibel:

On January 25, 2007, the City of Maple Grove requested that the Metropolitan Council revise the City's 2030 employment forecasts upwards. No changes were proposed for population or household forecasts. In addition, no changes to the employment forecasts for 2010 and 2020 were proposed. The following shows the City's requested change:

Metropolitan Council System Statement 2030 Employment:	45,900
<i>Proposed</i> 2030 Employment (w/o 105 th Ave Interchange):	63,503
<i>Proposed</i> 2030 Employment (w/ 105 th Ave Interchange):	65,307

After review and analysis of the City's request and supporting information, staff is willing to support a change in the 2030 Employment forecast from 45,900 to the proposed 63,503.

If you have any questions, please feel free to contact Freya Thamman, Sector Representative, at 651-602-1750.

Sincerely,



Phyllis Hanson, Manager
Local Planning Assistance

cc: Roger Scherer, Metropolitan Council District 1
Mark VanderSchaaf, Director Planning/Growth Management
Todd Graham, Research
Regan Carlson, Research
Bryce Pickart, MCES
Kyle Colvin, MCES
Ann Braden, MTS
Mark Filipi, MTS
Freya Thamman, Sector Representative
Cheryl Olsen, Reviews Coordinator

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www.metrocouncil.org

**Figure 1. Location Map Showing Regional Systems
Maple Grove**

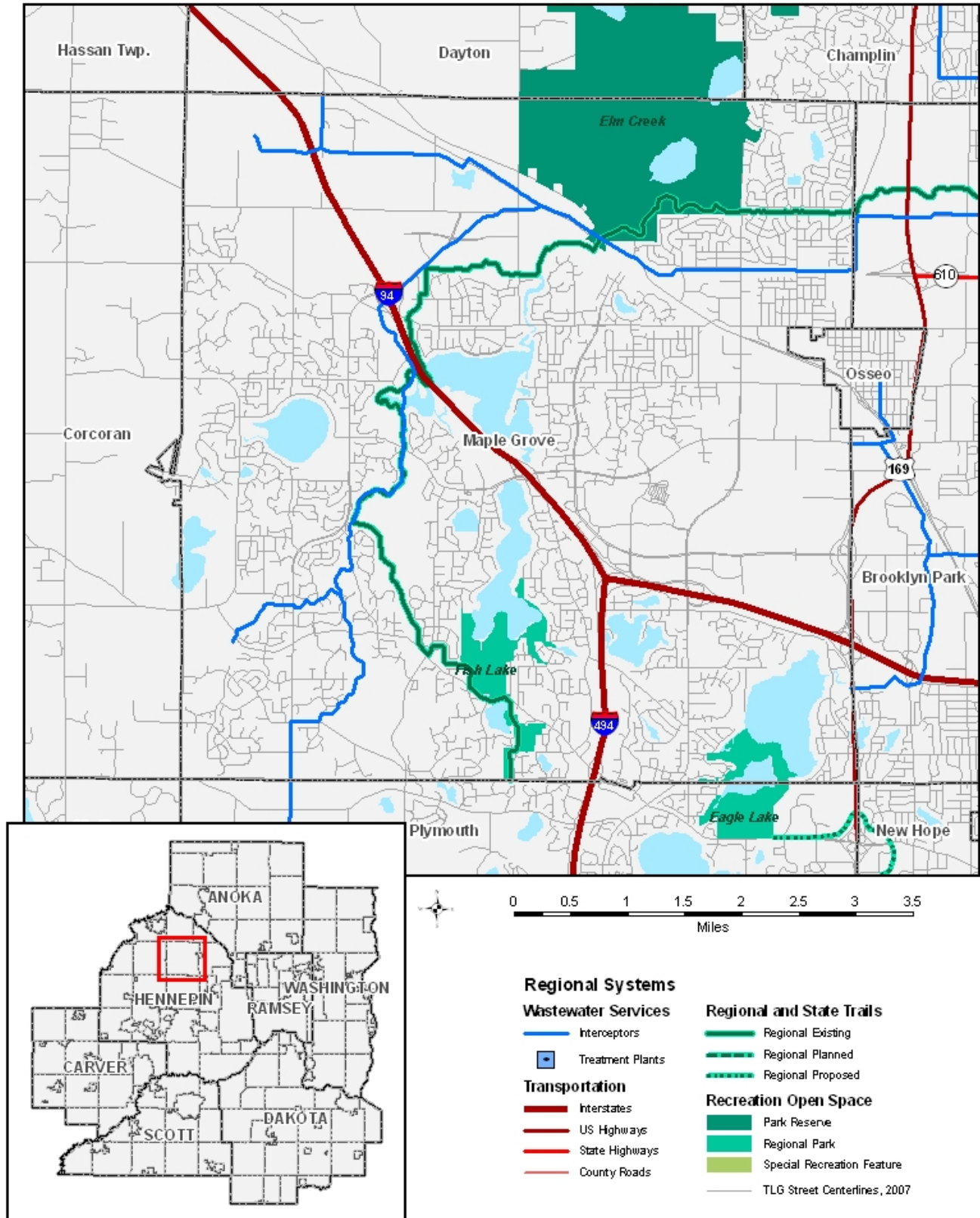


Figure 2. 2030 Regional Development Framework Planning Areas

Maple Grove

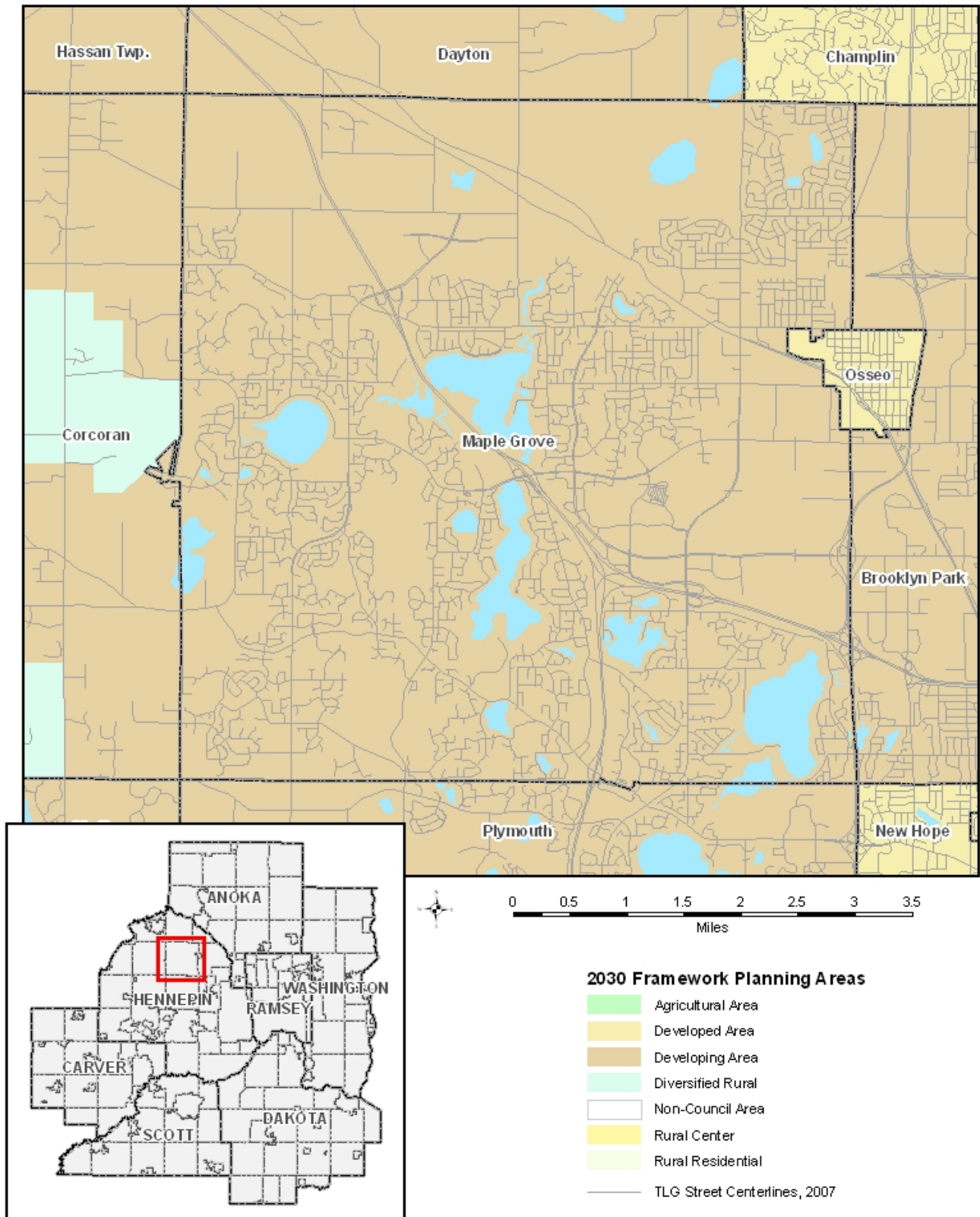


Figure 3. Existing Land Use
City of Maple Grove

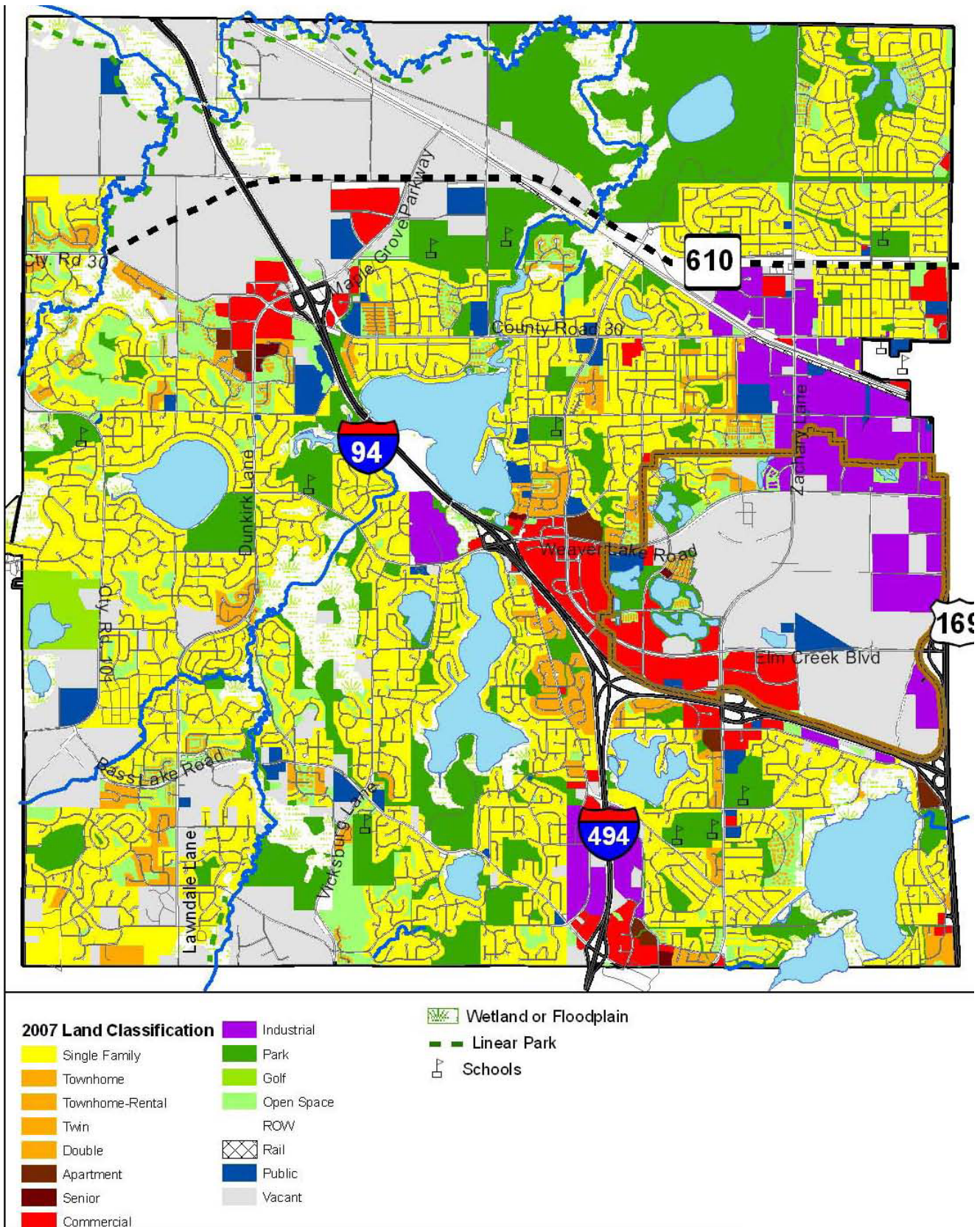


Figure 4. 2030 Future Land Use
 City of Maple Grove

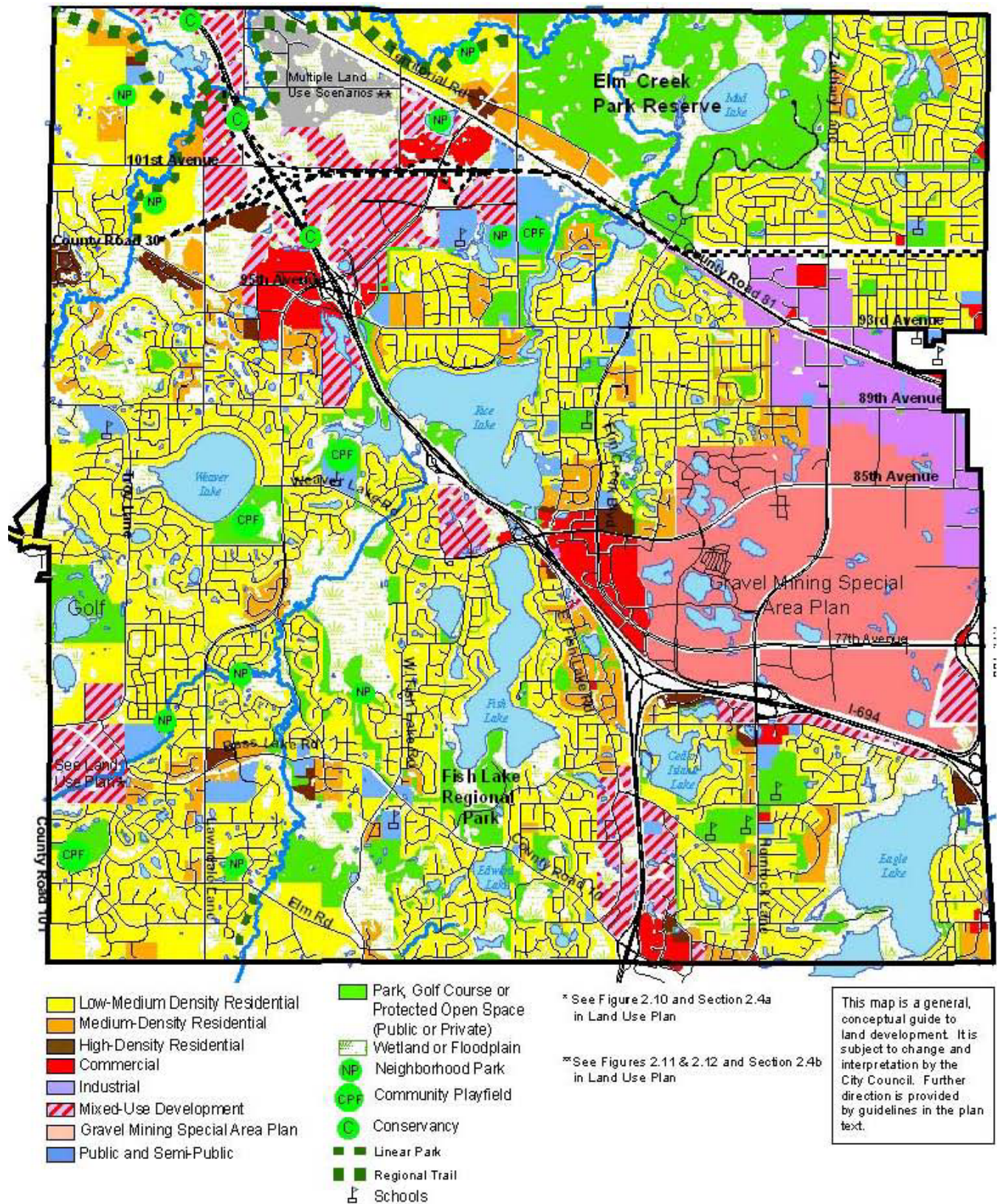


Figure 4. 2030 Future Land Use – Gravel Mining Area
City of Maple Grove

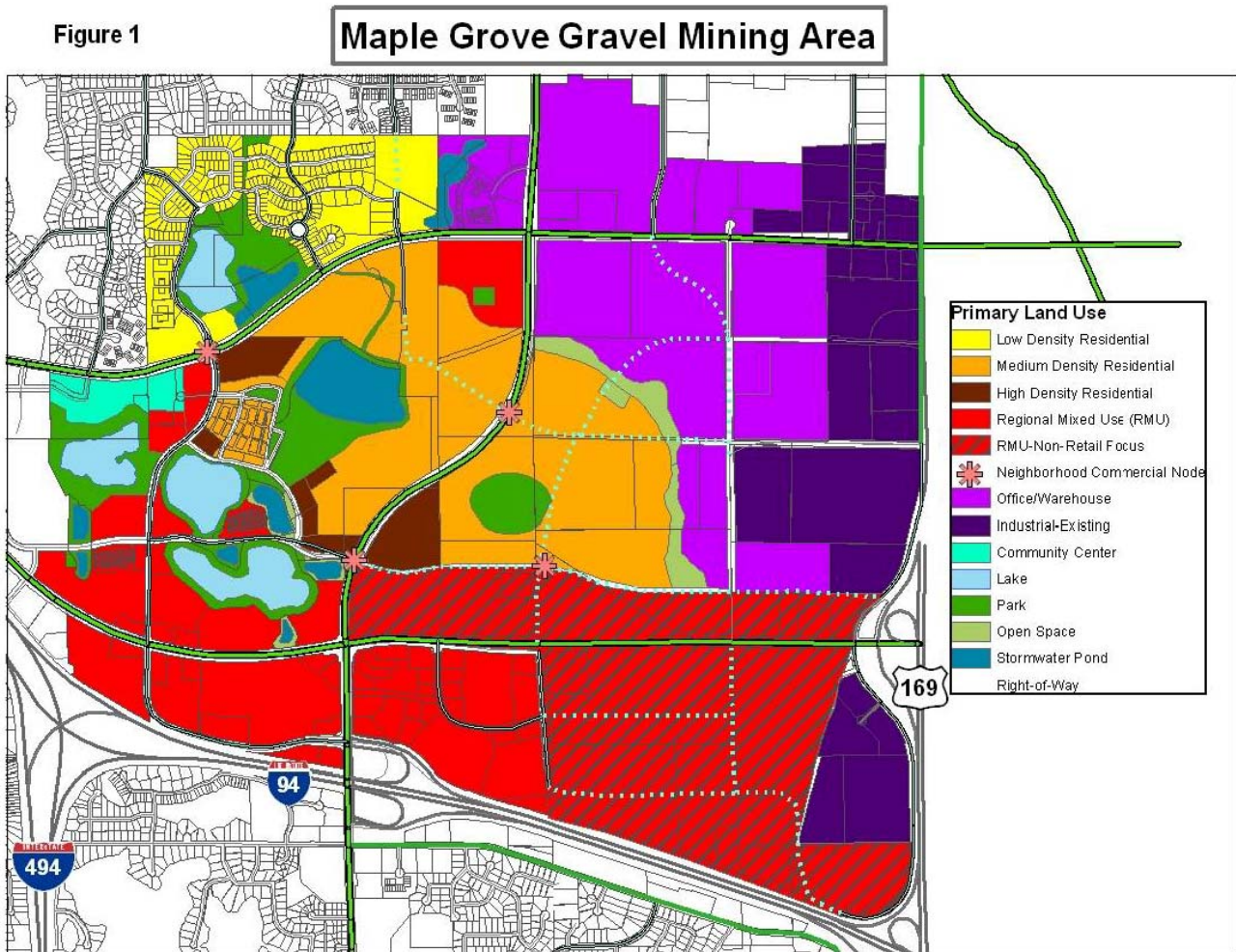


Figure 5. 2030 Future Land Use – Northwest Area Interchange Scenarios
 City of Maple Grove

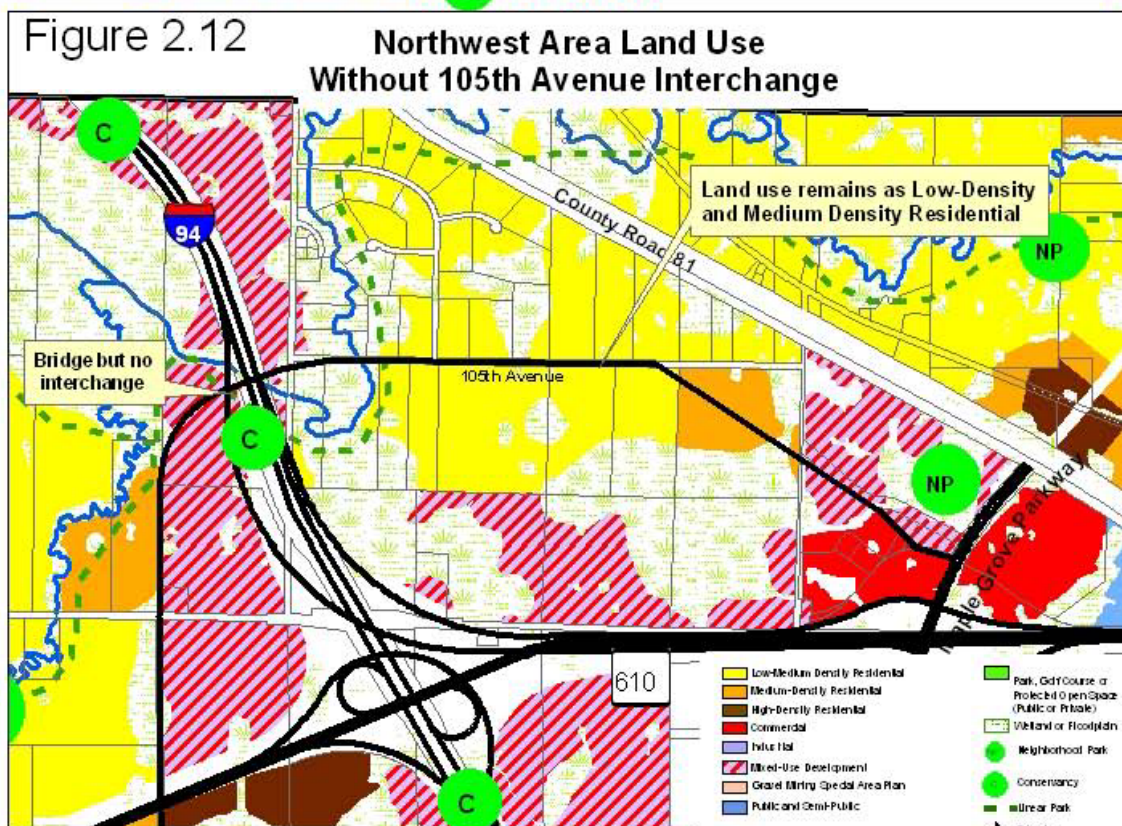
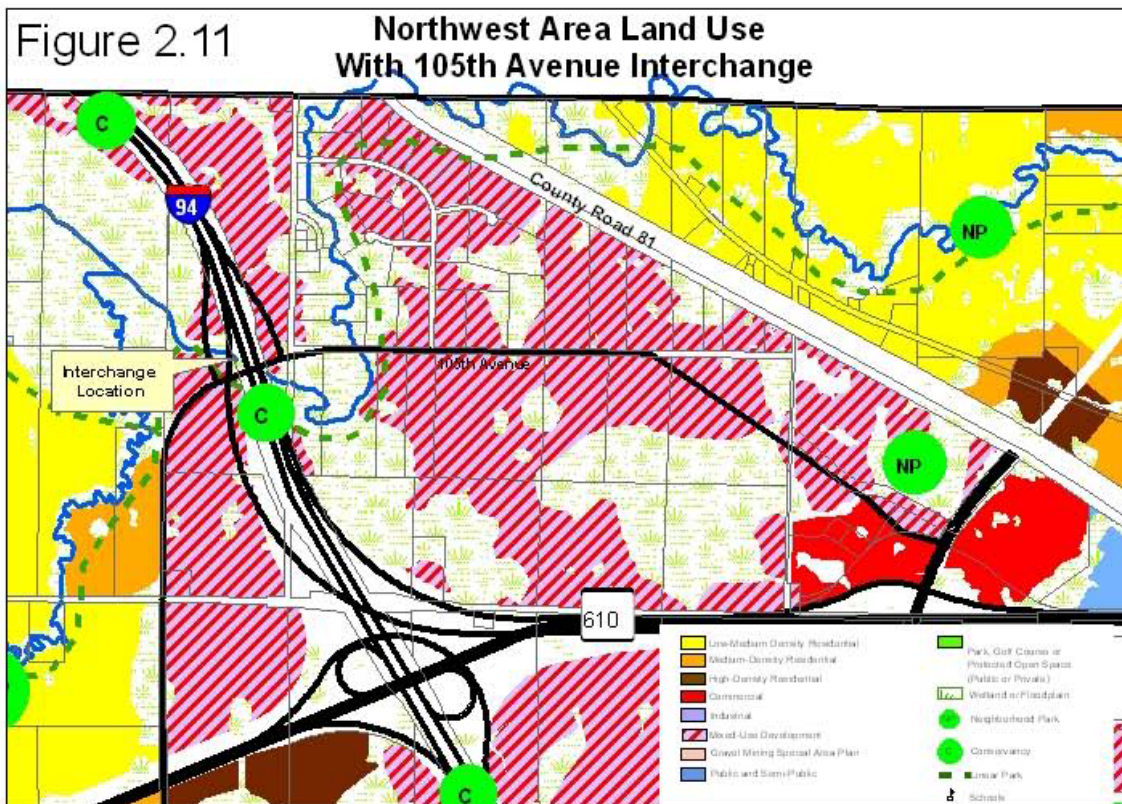


Table A: Land Use Category Breakdown by Acres and Percentage
City of Maple Grove

	Total Acres*	Developed	Undeveloped	% Developed
Total City Area	22,449	19,131	3,318	85.1%
Outside GMA	20,494	18,190	2,304	88.8%
				% of Total
Low -Medium Density Residential	6,719 (6,544)**	5,426	1,293 (1,118)	31.9%
Medium Density Residential	1,009 (990)	754	256 (237)	4.8%
High Density Residential	194	98	96	0.9%
Commercial	435	318	117	2.1%
Industrial	604	604	0	2.9%
Mixed-Use Development	1,067 (1,261)	668	399 (593***)	6.2%
Public/Semi-Public	483	388	95	2.4%
Park, Golf, or Protected Open Space	2,173	2,113	60	10.6%
Wetland	4,671	4,671	0	22.8%
ROW	3,138	3,138	0	15.3%
	Total Acres	Developed	Undeveloped	% Developed
Gravel Mining Area	1,955.4	953.0	1,002.4	47.7%
				% of GMA Total
Low-Medium Density Residential	116.0	87.0	29.1	5.9%
Medium Density Residential	283.5	48.8	234.7	14.5%
High Density Residential	39.1	1.8	37.3	2.0%
Town Center Residential	9.0	9.0	0.0	0.5%
Regional Mixed Use	246.2	218.4	27.8	12.6%
Regional Mixed Use: Non-Retail Focus	315.9	0.0	315.9	16.2%
Existing Industrial	81.7	81.7	0.0	4.2%
Office/Warehouse	359.2	142.2	217.1	18.4%
Park and Open Space	148.8	38.1	110.7	7.6%
Groundwater and Stormwater Ponds	116.8	92.2	24.6	6.0%
Public/Semi-Public	32.3	27.1	5.2	1.7%
ROW	187.1	187.1	0.0	9.6%

*All acres are net acreages based on removing floodplains and wetlands. Flood plains were based on FEMA shapefiles and wetlands were based on City of Maple Grove engineering shapefiles that analyzed aerial photographs.

**numbers in parenthesis show the totals with the 105th Avenue interchange option

***assumes that the equivalent of 109 acres of the 105th Avenue Mixed-Use area would develop as medium density housing with the 105th Avenue interchange option.

Table : 5-Year Staging Table
City of Maple Grove

APPENDIX C: LAND USE TABLE IN 5-YEAR STAGES
Existing and Planned Land Use Table (in acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2007)	2010	2015	2020	2025	2030	Change 2007-2030
	Min	Max							
Residential									
Low Density Residential	1	3.5	5,426	5553	5880	6018	6326 (6256)**	6719 (6544)**	1293 (1118)**
Medium Density Residential	4	10	754	759	864	925	979 (960)**	1009 (990)**	256 (236)**
High Density Residential	10	17.5 (43.5)	98	105	140	185	194	194	96
GMA-Town Center Residential			9.0	9	9	9	9	9	0
GMA-Low Density	3.2	4.4	87	87	87	101	116	116	29
GMA-Medium Density	6.4	8.8	48.8	49	94	147	216	284	235
GMA-High Density	24	33	1.8	19	28	39	39	39	37
Mixed Use Primarily Residential*	0	22	n/a	n/a	n/a	n/a	n/a	n/a	n/a
C/I Land Uses	Est. Employees/Acre								
Commercial	13.1		318	365	435	435	435	435	117
Industrial	17.4		604	604	604	604	604	604	0
Mixed Use Primarily C/I*	18.7		668	680	699	904	1009 (1098)**	1067 (1261)**	399 (593)**
GMA-Regional Mixed Use	18.7		218.4	218	225	246	246	246	28
GMA-Regional Mixed Use Non Retail Focus	18.7		0	20	52	235	316	316	316
GMA-Existing Industrial	17.4		81.7	82	82	82	82	82	0
GMA-Office Warehouse	21.8		142.2	177	213	275	331	359	217
Office	n/a		n/a	n/a	n/a	n/a	n/a	n/a	n/a
Public/Semi Public Land Uses									
Institutional			388	388	418	448	483	483	95
Institutional-GMA			27	32	32	32	32	32	5
Parks and Recreation			2113	2113	2133	2153	2173	2173	60
Parks-GMA			38	63	63	95	95	149	111
Roadway Rights of Way			3138	3138	3138	3138	3138	3138	0
ROW-GMA			207	207	207	207	207	207	0
Utility			n/a	n/a	n/a	n/a	n/a	n/a	n/a
Railroad			n/a	n/a	n/a	n/a	n/a	n/a	n/a
Airport			n/a	n/a	n/a	n/a	n/a	n/a	n/a
Subtotal Sewered			19131	19414	20189	21066	21817	22449	3318

Outside Urban Service Area***	Minimum lot size	Maximum lot size	Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
Rural Residential 2.5 acres or less	20	INFINITY	145	133	91	50	31	0	-145
Rural Residential 2.5 -10 acres	20	INFINITY	811	695	359	220	117	0	-811
Rural Residential 10-40 acres	20	INFINITY	1191	1138	893	672	334	0	-1191
Agricultural 40+ acres	20	INFINITY	168	168	168	70	0	0	-168
Extractive			1002	900	748	371	150	0	-1002
Subtotal Unsewered			3318	3034	2259	1383	631	0	-3318
Undeveloped									
Wetlands, Floodplains, and Lakes			4671	4671	4671	4671	4671	4671	0
Groundwater and Stormwater Ponds			92.2	92	117	117	117	117	25
Open Water, Rivers and Streams			n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total			22449	22449	22449	22449	22449	22449	0

* Mixed Use Category does allow high density housing (max density of 22 u/a) but residential is not required so was not calculated.

** numbers in parenthesis are for the "With 105th Avenue Interchange" option.

*** This is the area identified as "Vacant" on the Existing Land Use Map (Figure 2.1 Pattern of Land Use) and is associated with the R-A Single Family Agricultural Zoning District that has a minimum lot size of 20 acres.