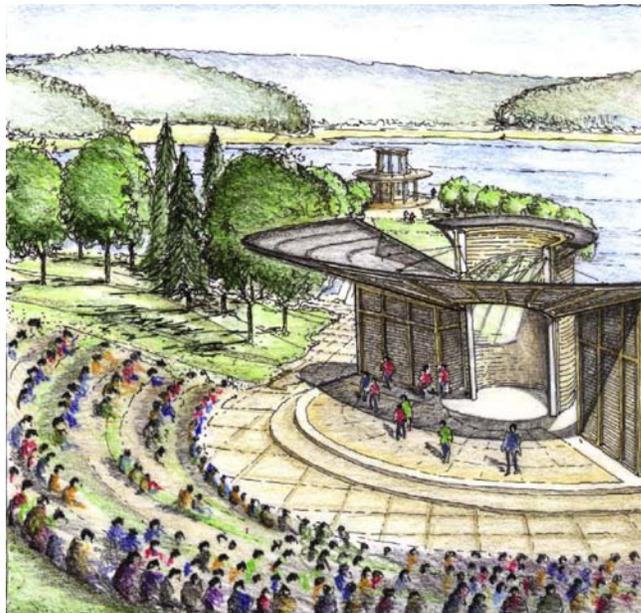


*City of Maple Grove  
2008 Comprehensive Plan*

*2008 Land Use Plan Update*

October 5, 2009



City of  
Maple Grove

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# ***City of Maple Grove***

## ***2008 Land Use Plan***

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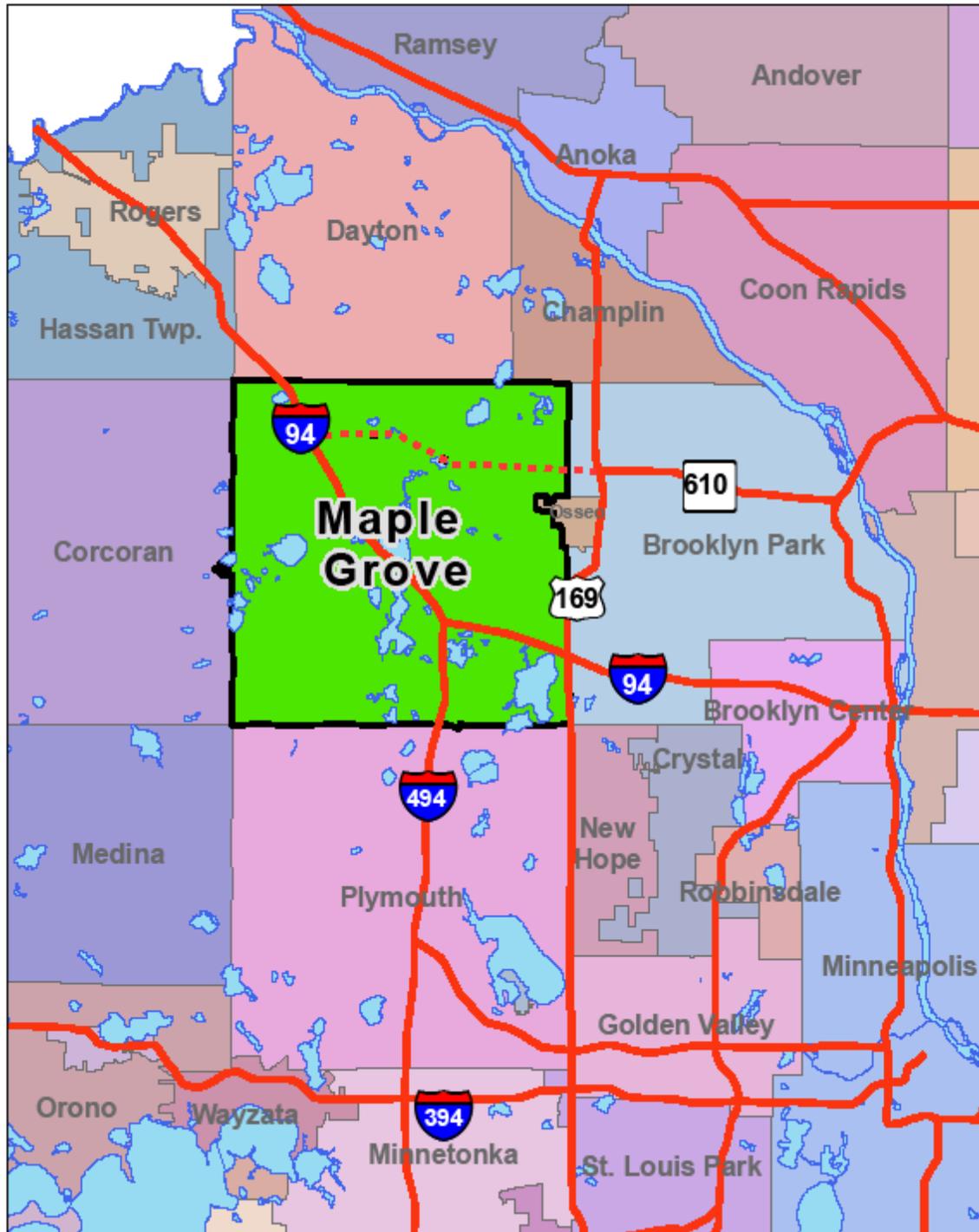
# Chapter 1

## Foundation of the Plan

### 1.1 Community Location and Overview

The City of Maple Grove is located in the northwestern corner of the Twin Cities Metropolitan Area encompassing the junction of Interstate Highways 494, 694 and 94, as shown by Figure 1.1. These major roadways, generally traversing the city Northwesterly/Southeasterly, and also including County Road 81, State Highway 169 and the future 610 Highway, provide superior access to Maple Grove. Five major lakes are contained within the city and the accompanying streams and tributaries provide for active and passive enjoyment. Maple Grove, formerly a 36-square mile township, is bounded on the north by the Cities of Dayton and Champlin, on the east by Osseo and Brooklyn Park, on the south by Plymouth and on the west by Corcoran. By area Maple Grove is approximately 83% developed or in open space. In the early part of 2008 the City had approximately 62,000 residents with the projected number to grow to 84,000 by the year 2030. A portion of Elm Creek Park Reserve, owned and managed by Three Rivers Park District, lies in northeastern Maple Grove and extends into Dayton and Champlin.

**Figure 1.1 Regional Location**



## **1.2 Development History**

Maple Grove grew from a rural township that was originally settled in the mid-1800s. Native Americans were the only inhabitants of the Maple Grove area until 1851 when the first European settlers arrived in the area. More and more people began to settle here so that by 1855 the establishment of farms and construction of homes, churches, and the first town hall were underway, soon followed by the construction of the first school. A pattern of farmsteads and scattered rural businesses gave way to a pattern of semi-rural settlement then urbanization in the 1960s. Early influences included the Burlington Northern Railroad, which ran westerly across Minnesota, and State Trunk Highway 152 (now County Road 81), which was an early wagon route to Wright County and points west. In the mid-1930's Levi Dumas discovered a rich deposit of gravel on his farm in eastern Maple Grove. The gravel mining industry has continued to develop and is still in operation today. Significant development was influenced by the construction of I-94, I-694, I-494 and U.S. 169. A town board governed Maple Grove until 1954 when the City became incorporated as a village with a Mayor and Council of four. In 1974 Maple Grove became a statutory City with the same Mayor/Council format. The City Hall on Fernbrook Lane was built north of the original town hall, and the first City Council meeting was held there in 1975. The Government Center/Public Safety Facility opened in October 2000 and is designed to accommodate City Offices for at least 30 years.

Most of Maple Grove's growth has occurred since the Second World War, coincident with the acceleration of the automobile era. The population in 1960 was 2,213. In 1980, the population had increased to 20,525. In 1990 Maple Grove's population was 38,756 and by the end of 2007, it was over 60,000. Maple Grove is one of the fastest growing communities in the metro area, and City services are keeping pace with residential and commercial development needs despite regional transportation strains. The comprehensive land use plan provides for continuing growth and ensures that the quality of life in Maple Grove will be maintained.

## **1.3 Role of the Comprehensive Plan**

The Maple Grove Comprehensive Plan is the long-range plan for land use and growth. It is comprehensive because it provides guidance for all aspects of the city's growth and development. The plan is a set of goals, policies, maps, illustrations, and implementation strategies that state how the city should grow physically, socially, and economically. The Comprehensive Plan provides the overall scheme of city development – the major land uses, transportation systems, parks, recreation, housing, open spaces, and centers of shopping and employment, except in the Gravel Mining Area where the Gravel Mining Area Special Area Plan administrates growth. This plan, the sixth produced for Maple Grove, establishes the framework for all other planning activities and documents. In its operation, the Comprehensive Plan provides the following directions to city-elected officials and staff:

- Locations where growth should occur and the intensities thereof.
- Quantities and types of housing to shelter existing and future population.
- Locations and types of non-residential use categories.
- Transportation, public improvements, and public services that are desired.
- On-going methods to help create a healthy economic environment, actions to protect the natural environment, efficient development patterns to provide cost-effective delivery of public services and the timing and conditions for development.

As noted throughout this document, the Comprehensive Plan serves as a guide and is subject to change and interpretation by the City Council and is always part of an ongoing planning and implementation process. Conditions, circumstances and philosophies are constantly changing, so planning efforts must continually be re-evaluated.

## 1.4 Vision

The vision for Maple Grove is to continue to provide effective public services, maintain and create sound cost-efficient and effective public infrastructure, provide exceptional public facilities, and guide residential and non-residential private improvements to be dynamic and of high quality to maintain and perpetuate a strong sense of community and pride.

This plan attempts to capture the essence of the vision for the community, and future actions by the City and land owners will mold and change the details of this vision over time, with this plan as a framework to guide them. Maple Grove will continue to develop in concert with the whole region as it has done for the past 30 years.

## 1.5 Objectives and Strategies

### Objective

1. **The quality of life in Maple Grove will be protected and enhanced by establishing a balance of land uses including residential neighborhoods exhibiting a variety of housing styles, densities, price points and design, promoting compact and sustainable employment intensive retail, office and industrial areas, planning for functional civic uses, parks and open space. A strong sense of community and identity will be maintained and promoted to engender pride in community.**

### Strategies

- a. With few exceptions, all residential development applications will be reviewed as a planned-unit development. The City will continue to utilize the Project Points System (PPS) as a tool that results in more dynamic residential neighborhoods. The City created and began using the PPS in 2004 to address its concern about and desire to establish sound, efficient, attractive and pedestrian-friendly residential neighborhoods. A multitude of design criteria is contained in the PPS to create neighborhoods that are characterized by:
  - i. Identity and interest
  - ii. Open space and neighborhood linkages
  - iii. Gathering spaces and focal points
  - iv. Visual termini, monuments, housing mixes, creative landscaping
  - v. Variety of architecture
- b. Maintain steadfast implementation of the Gravel Mining Area Special Area Plan (GMASAP) to create multi-use and multi-purpose residential neighborhoods and non-residential service, shopping, and business campus areas.
- c. Encourage adjacent developments to share functional elements when such elements support a more efficient and attractive development pattern. Such elements could include shared access or parking, coordinated landscaping, linked open space and surface water detention areas. Similarly, require, promote and encourage master-planning and employ forward-thinking design strategies to continue creating benchmark developments that have lasting value.
- d. Protect housing from the negative effects of excessive traffic, unattractive views or incompatible development.
- e. Maintain cohesive design and architectural standards in Maple Grove's commercial and mixed-use developments.

- f. Allow traffic calming designs such as roundabouts, on-street parking, woonerfs, and chicanes.
- g. The density of residential development will be determined on the basis of “net” site area. Net area will exclude wetlands, floodplains, steep slopes, parks, conservancy areas, and perimeter collector or arterial roads.
- h. Continue to disallow the development of housing on un-sewered residential subdivision of land into parcels smaller than 20 acres so that land remains available and unencumbered for development with full urban services. The City will continue to use the Single Family-Agricultural district as a “holding zone” pending rezoning to another district consistent with the Land Use Plan map.
- i. Capitalize and rely upon the City’s experiences and accomplishments in the Gravel Mining Area (GMA) by using them in areas outside of the GMA with special emphasis placed on the major mixed use areas of southwest and northwest Maple Grove for mixed-use development. (See Chapter 2.4 for details)
- j. Plan and stage development that accommodates the forecast for local growth from 2000 through 2030 at 3-5 units plus per acre overall in developing areas.
- k. Continue to actively use the City’s internal plan review referral system.

**Objective**

- 2. Multi-modal transportation will be planned for and invested in to slow the growth of congestion.**

**Strategies**

- a. Promote the evaluation of light rail and other modes of transit.
- b. Continue to build transportation, transit, pedestrian and bicycle connections between work places, residences, retail, services and entertainment facilities, especially creating safe paths to schools.
- c. Continue to create and take advantage of opportunities to address transportation issues such as park and rides, local transit service and express bus service.
- d. Plan land use patterns to support transit development. Continue to support the integration of land uses enabling shared parking and transit oriented developments. Plan for the concentration of jobs and housing around transit hubs and daily conveniences as evidenced by the ongoing growth in the Gravel Mining Area.
- e. Make more efficient use of the regional transportation system by encouraging flexible work hours, telecommuting and ridesharing.

**Objective**

- 3. Lasting value and sustainable long-term quality in Maple Grove residential and commercial areas will be achieved through the use of parks, public open space, trails, street trees and other public improvements to meet the needs of residents for services and recreation near their places of residence.**

**Strategies**

- a. Maintain and continue the extensive network of trails and parks that link substantially all portions of Maple Grove.
- b. Locate neighborhood parks and design the street system so the parks are easily accessible to the neighborhood and are linked to other parks and schools via bicycle routes (either along quiet local streets and/or by on-street lanes and off-street paths).

- c. Comprehensively plan pedestrian and bicyclist networks for new neighborhoods to ensure coordination and continuity among individual subdivisions, commercial sites, parks, schools and trails.
- d. Accommodate walking along every local residential street where practical via concrete sidewalks and asphalt trails. Connect the sidewalk network to the trail system and also link to commercial areas, parks and schools. Provide sidewalks and/or trails along streets in a manner consistent with current and past policy. Create walkable streets that foster an active public life and streets that are energized by their proximity to a vibrant mix of activity-generating uses.

#### **Objective**

#### **4. Sensitive environmental areas will be preserved.**

#### **Strategies**

- a. Continue to apply regulations pertinent to wetlands, floodplains, shorelands and tree preservation areas.
- b. Support and promote development that goes beyond code requirements that respects the natural environment
- c. Encourage cluster development for residential neighborhoods that result in the preservation of wooded areas and unique topographical landforms.
- d. Maintain creative subdivision design with strong controls for the preservation of open space that will foster groundwater recharge to protect the region's water supply.
- e. Continue to utilize the City's Natural Resources Inventory in making land use and site design decisions.

#### **Objective**

#### **5. Next generation infill development will be encouraged**

#### **Strategy**

- a. Encourage redevelopment and/or development expansion opportunities of existing parking lots in response to increased viability of parking ramps and/or decreased aggregate parking demand resulting from ongoing development of local transit infrastructure.

#### **Objective**

#### **6. Opportunities for choices in housing types, sizes and costs will be maintained.**

#### **Strategies**

- a. Support a balanced housing supply
- b. Promote and maintain life-cycle housing
- c. Plan and stage development that accommodates the forecast for local growth from 2000 through 2030 at 3-5 units plus per acre overall in developing areas.
- d. Support a variety of housing types for people in all family structures and stages in the life-cycle.
- e. Promote the accommodation of all racial and ethnic groups in the purchase, sale, rental and location of housing in the community.

- f. Support a community of well-maintained housing and neighborhoods, including ownership and rental housing.
- g. Where the Land Use Plan permits, attached housing should be built in proportionately small groupings so that it fits into the overall residential context rather than being sequestered into large project sites.
- h. Density Bonuses: Housing density bonuses continue to be provided and utilized and may be allowed by the City Council if a site plan or subdivision application is being reviewed under the Planned-Unit Development section of the City’s zoning ordinance. That section of the City Code presently provides density bonuses if a developer meets certain criteria.
- i. Continue to support consideration of providing financial incentives for affordable housing.
- j. Continue to provide for residential design flexibility through the PUD process.

**Objective**

- 7. **The City of Maple Grove recognizes the environmental and economic benefits of resource - efficient designs that include lower energy and water bills, reduced greenhouse gas emissions, and less exposure to mold, mildew and other indoor toxins, in neighborhoods, homes, and businesses.**

**Strategies**

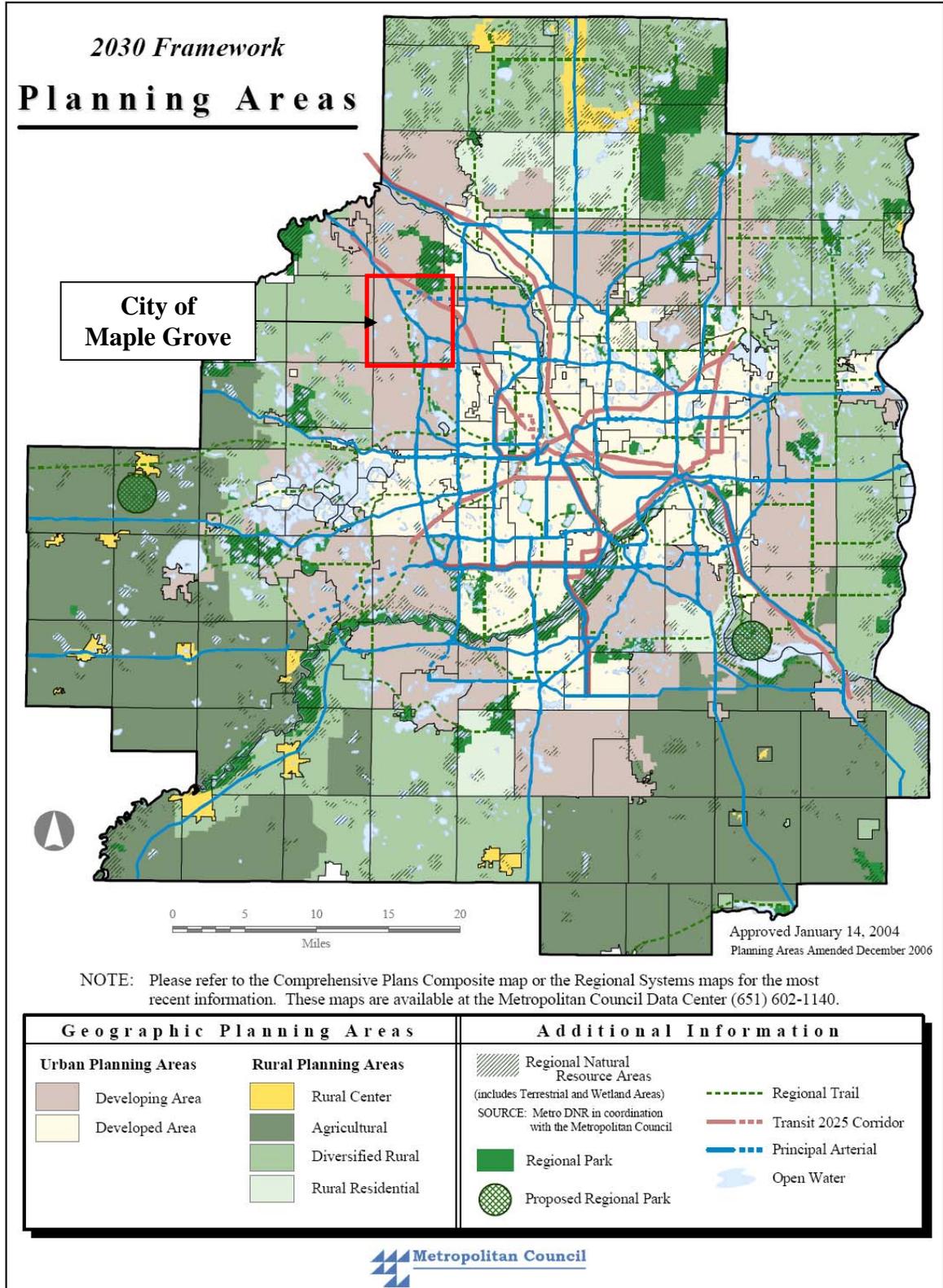
- a. Encourage the continuation of mixed-use developments that embrace compact urban forms as a means of reducing vehicle trips.
- b. Promote transportation alternatives to the private automobile and encourages thoughtful approach to design and development of residential neighborhoods and commercial developments that result in energy savings, water, and natural resources, create less waste, and are healthier and more comfortable for occupants and users.
- c. Consider enticements through zoning flexibility to encourage greenhouse gas emission reductions and ‘green’ construction.
- d. Consider amending the Project Points System that enables points to be awarded for sustainable designs.
- e. Embrace and promote “green” building approaches for the design and construction of residential and non-residential buildings that conserve energy, water and material resources and are healthier and safer. In practical terms, green building includes:
  - i. Using sun, geothermal resources and wind, where appropriate, to the building's advantage for natural heating, cooling and daylighting
  - ii. Landscaping with native plants and using water efficiently with rain gardens and other design features
  - iii. Insulating well and ventilating appropriately
  - iv. Incorporating salvaged, recycled, and sustainably harvested materials
  - v. Maintaining healthy indoor air quality with appropriate building techniques and materials
  - vi. Using energy-efficient and water-saving appliances & fixtures
  - vii. Reducing and recycling construction waste
  - viii. The City is open to new innovations toward this objective.

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## **1.6 Planning Area Designation**

The city of Maple Grove is designated as a “developing community” geographic planning area in the *2030 Regional Development Framework*. Developing communities are those in which more than 15% of the land within the borders identified in 2000 is vacant or available for development. The planning area designation (Figure 1.2) sets overall densities that the planned development patterns in Maple Grove can be expected to achieve. The planning area designation also compels developing communities to focus on protecting natural resources, ensuring sufficient public infrastructure, creating development design strategies to increase density, and encouraging the development of communities where shopping, jobs and housing coexist by design. Multiple objectives and strategies listed above in addition to the assigned land use designations fulfill the expectations of Maple Grove’s planning area designation in order to meet, but not limited to, the forecasts for population, households and employment. Based upon past trends and anticipated demand, Maple Grove is expected to transition from developing to developed community status from a residential standpoint by 2020. Although it is expected that all non-residential areas will be fully served by 2020, given the nature of non-residential absorption, it is anticipated that non-residential development will infill beyond 2020 and be largely market driven. Some pre- and most post-2030 development will inevitably result in the conversion or reuse of properties and will be guided by the objectives and strategies, or amendments thereto, in Chapter 1.5.

**Figure 1.2**



## 1.7 Growth Forecasts

The following growth forecasts are part of the 2030 *Regional Development Framework* and are used by the Metropolitan Council to plan for its regional systems such as transportation and wastewater treatment. It is these forecasts that Maple Grove uses for its overall planning. The Metropolitan Council forecasts growth at appropriate densities for communities in order to protect the efficiency of wastewater, transportation and other investments in order to ensure that the metropolitan area can accommodate its growth by nearly 1 million people and 470,000 households by the year 2030.

**Table 1.1** Population, Household and Employment Forecasts

	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
<b>Population</b>	50,365	64,500	75,700	84,000
<b>Households</b>	17,532	24,900	30,300	34,000
<b>Employment</b>	18,309	32,500	42,900	63,503 (65,307*)

\*number in parenthesis is the estimate with the 105<sup>th</sup> Avenue interchange.

## 1.8 Comprehensive Plan Implementation Programs

Official controls and programs used to implement the Comprehensive Plan are described in Chapter 3 and include the entirety of the Maple Grove City Code including, but not limited to, the Zoning Ordinance, Subdivision Ordinance, Infrastructure Points System, Project Points System. Capital Improvement programs will be used where appropriate.

## 1.9 Update Process

All cities in the Twin Cities Metropolitan Area were required to submit their decennial comprehensive plan updates to the Metropolitan Council by December 31, 2008. The various required elements of comprehensive plans are land use, transportation, water resources and parks and open spaces. This plan was prepared between 2006 and 2008 under the direction of a committee of City officials and staff. The Comprehensive Land Use Plan Update Advisory Committee met nearly every month for 20 months to review materials prepared by City staff, citizens and landowners. Public awareness of the plan update was promoted via the City's website, televised Planning Commission and City Council meetings and the City's newsletter. Over \_\_\_\_\_ property owners were notified of public meetings by direct mailings. The Committee reached out to communicate with the local population in several ways during the planning process:

- A city-wide information and comment meeting was held at the Maple Grove Government Center
- One public hearing were held before the City Planning Commission
- Discussions were conducted with staff, landowners and developers.

The planning process concentrated primarily on the undeveloped properties in the northwestern part of the community, and in the Gravel Mining Area. However, the final land use plan addresses the entire community.

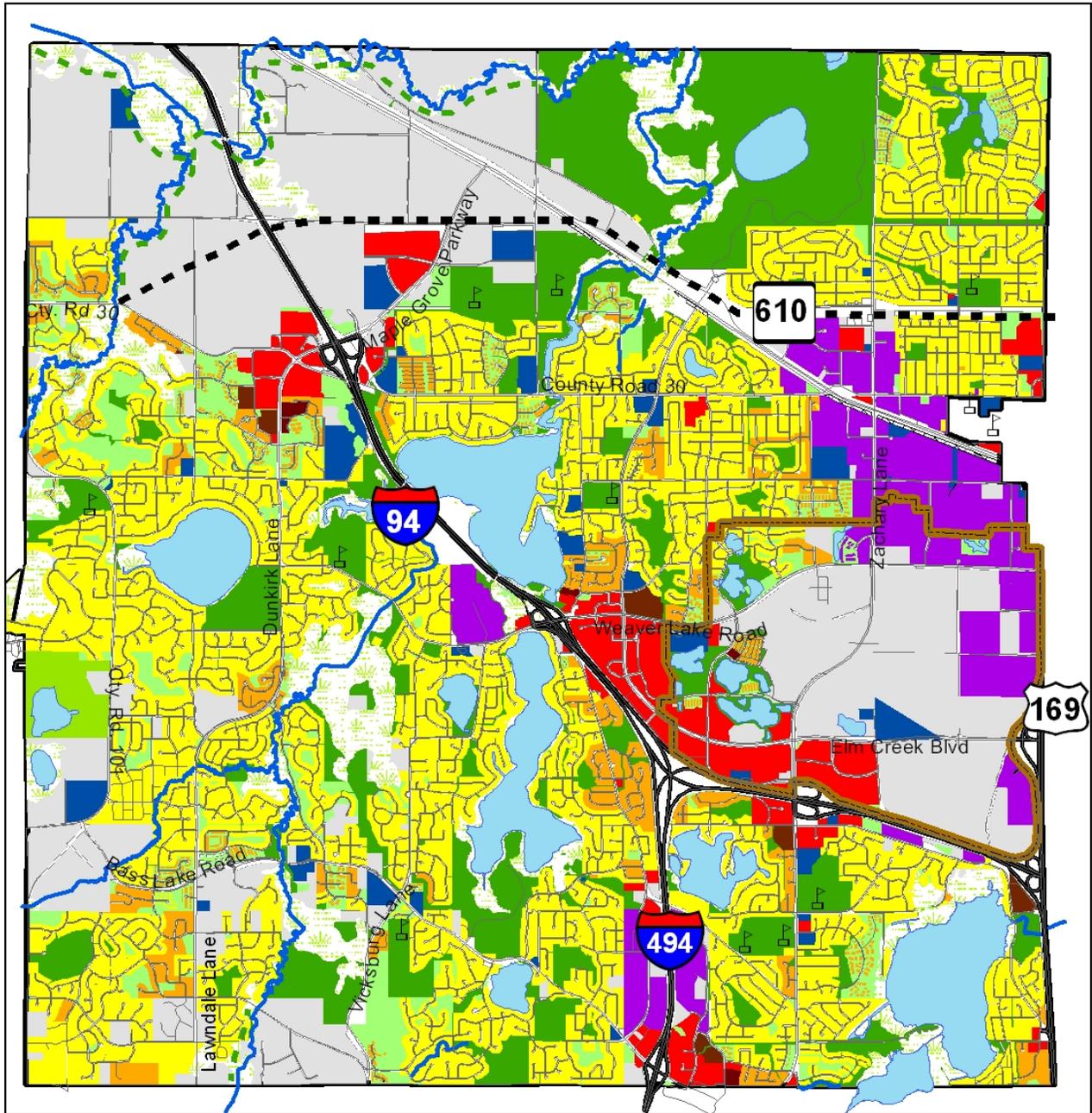
## Chapter 2

# Land Use Plan

### 2.1 Summary

As a growing community with about 85% of the city developed or in open space, Maple Grove's land use focus will be on managing development primarily in the northwest sector of the city as well as in the Gravel Mining Area, with a small node located in the far southwest sector of the city. (The Comprehensive Plan Update for the Gravel Mining Area will be accomplished by the 2008 Update to the Gravel Mining Area Special Area Plan) In response to easy access to major employment centers along Interstate 94, State Highway 169 and the future extension of TH 610, continued market pressure and opportunity for both commercial and residential development is anticipated. Therefore within the planning scope of the comprehensive plan, it is expected that large commercial and residential planned unit developments will continue to have a significant contribution to the growth of Maple Grove. Employment levels and population will increase as development occurs. A primary purpose of the Land Use Element is to guide the development of these areas in a manner consistent with its goals and objectives. The element also describes existing land utilization and establishes and describes land use categories used in the future land use map. The pattern of existing land use (as of 2007) is noted on Figure 2.1. The Zoning Ordinance, among others, assists in implementing the Land Use Plan. Figure 2.2 illustrates the pattern of zoning in 2008.

# Figure 2.1 Pattern of Land Use



**2007 Land Classification**

- Single Family
- Townhome
- Townhome-Rental
- Twin
- Double
- Apartment
- Senior
- Commercial
- Industrial
- Park
- Golf
- Open Space
- ROW
- Rail
- Public
- Vacant

- Wetland or Floodplain
- Linear Park
- Schools

Land Use as of January 2007



## **2.2 Natural Landscapes, Settlement, Land Use History, Pattern and Inventory**

### **Natural Landscapes**

The advance and retreat of glaciers in the region left an indelible mark on the landscape, and is quite evident in the Maple Grove area. The **topography** and **soils** were influenced by the immense force of the ice sheets as they scoured the landscape. All of Maple Grove is within the Grantsburg Loamy Till Plain, the loam of which varies in thickness but is usually more than forty feet thick. The undeveloped portions of Maple Grove are within two landscapes of this surficial glacial formation: the Corcoran Till Plain and, to a lesser extent, the Rogers Till Plain. The Rogers is the flatter of the two. A third, closely related landscape that was mostly developed for urban purposes by 1998 is the Fish Lake Highlands.

The Rogers Till Plain, found in three northwestern Sections of Maple Grove, has formations of plateaus and broad lowlands. The land falls and rises imperceptibly to form low mounds and shallow closed depressions that express a gentle relief. The elevation difference between the mounds and shallow depressions is less than ten feet.

The Corcoran Till Plain, covering most of the other undeveloped portions of the city, has more relief than the Rogers Plain. It is gently undulating with wet basins, low knolls and low ridges.

Soil wetness is a problem in the Grantsburg Till Plain. There are numerous lakes, wetlands and drainage channels. Vertical water drainage is blocked by a layer of "tight" soils, which if not managed can lead to wet basements on hilltop sites, road heaving, and septic tank backups during wet periods. About seventy percent of this landscape has a seasonal high water table within three feet of the surface.

### **Early History**

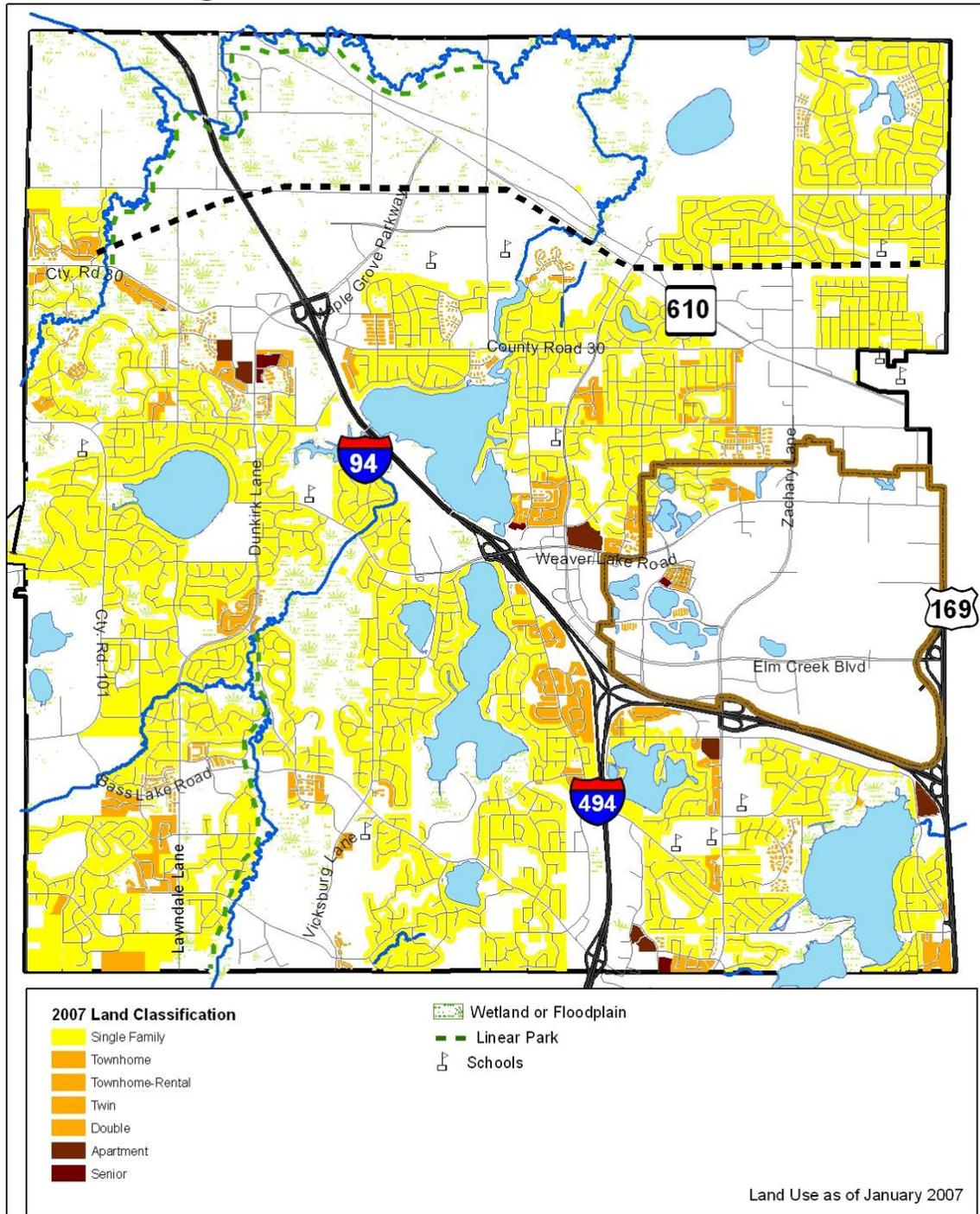
Post-settlement patterns began to appear after 1851 when Louis Gervais, Pierre Bottineau and others arrived in the area. More and more people, many of whom were farmers, began to settle here so that by 1855 the establishment of farms and construction of homes, churches, and the first town hall were underway, soon followed by the construction of the first school. Early businesses and agriculture in Maple Grove included potato growing, creameries and saw mills. By 1915, a "commercial center" existed in northwest Maple Grove along Territorial Road that included among other uses general stores and a Great Northern train depot. In the mid-1930's Levi Dumas discovered a rich deposit of gravel on his farm in eastern Maple Grove. The gravel mining industry has continued to develop and is still on operation today. Because of the unique opportunity created by the active gravel mining area, the City has two land use plans: one for the gravel mining area and one for the balance of Maple Grove.

In 1877 the town supervisors ordered the construction of a new town hall. The third town hall, constructed in 1939 still stands today. A town board governed Maple Grove until 1954 when the City became incorporated as a village with a Mayor and Council of four. In 1974 Maple Grove became a **statutory City** with the same Mayor/Council format. The City Hall on Fernbrook Lane was built north of the original town hall, and the first City Council meeting was held there in 1975. The Government Center/Public Safety Facility opened in October 2000 and should accommodate City Offices for at least 30 years. The first single room schools have evolved into expansive school districts. Osseo Area **Schools** serve all or parts of Brooklyn Center, Brooklyn Park, Corcoran, Dayton, Hassan, Maple Grove, Osseo, and Plymouth. In 2007 District 279 had 26 public schools, of which 10 are located in Maple Grove. Wayzata Public Schools serves all or part of Corcoran, Maple Grove, Medicine Lake, Medina, Minnetonka, Orono, Plymouth and Wayzata. A portion of the Wayzata Public School District extends into the far southwestern portion of Maple Grove. Public schools are noted on Figure 2.1, Pattern of Land Use, 2008.

## Residential Development

Large scale **residential** development with urban services began in northeast and southeast portions of Maple Grove in the late 1970s and generally spread to the west as evidenced by a surging population growth increase of 14,000 residents between 1970 and 1980, and residential development diversified in the big surge during this time to include town houses and apartments. Between 1994 and 2007 the percentage of single family detached dwelling units shifted from 74% to 65% of total units but that mark is projected to drop to 55% at full build out. Vacant residentially-guided land amounts to about 1946 (1752 with interchange not including 109 acres of Mix to develop as residential) acres. The pattern of **residential development** is depicted by Figure 2.3.

**Figure 2.3 Pattern of Residential Land Use**



### **Commercial Development**

Significant **commercial** development first occurred along major transportation corridors particularly along Interstate 94 in the vicinity of Weaver Lake Road, clearly done to take advantage of excellent access to metropolitan area transportation corridors. Retail and service businesses continue to have strong presence in Maple Grove as evinced by the rapid growth in areas along the Interstate 94 corridor, particularly in the Arbor Lakes and The Grove development areas that have or are planned to have in excess of 2.1 and 1.4 million square feet of these uses, respectively. In addition to nearly 12 miles of freeway, the construction of Trunk Highway 610 will greatly supplement the access to commercial areas.

Retail development is expected to continue along major road corridors, and emphasis for heavier office development was recently placed in the Gravel Mining Area Special Area Plan (GMASAP) for that area between Elm Creek Boulevard and Interstate 494 east of Hemlock Lane. Outside interests have expressed a desire to develop a regional shopping center, with the primary interest aimed at the GMA. The GMASAP has enabling language that allows a regional shopping center to be considered in the "Regional Mixed Use- Non-retail Focus" area in the event a regional shopping center comes to fruition. Maple Grove roadway interchanges with I-94, I-494 and State Highway 169 have afforded Maple Grove grand access opportunities, and continue to do so, for both commercial and industrial land uses. Commercial development generally is concentrated in nodes in the Gravel Mining Area, in the northwest and far south-central sectors of the City. Expansion of the medical community is expected to continue as intense interest stemming from the construction of Maple Grove Hospital brings about the construction of peripheral medical facilities.

### **Industrial Development**

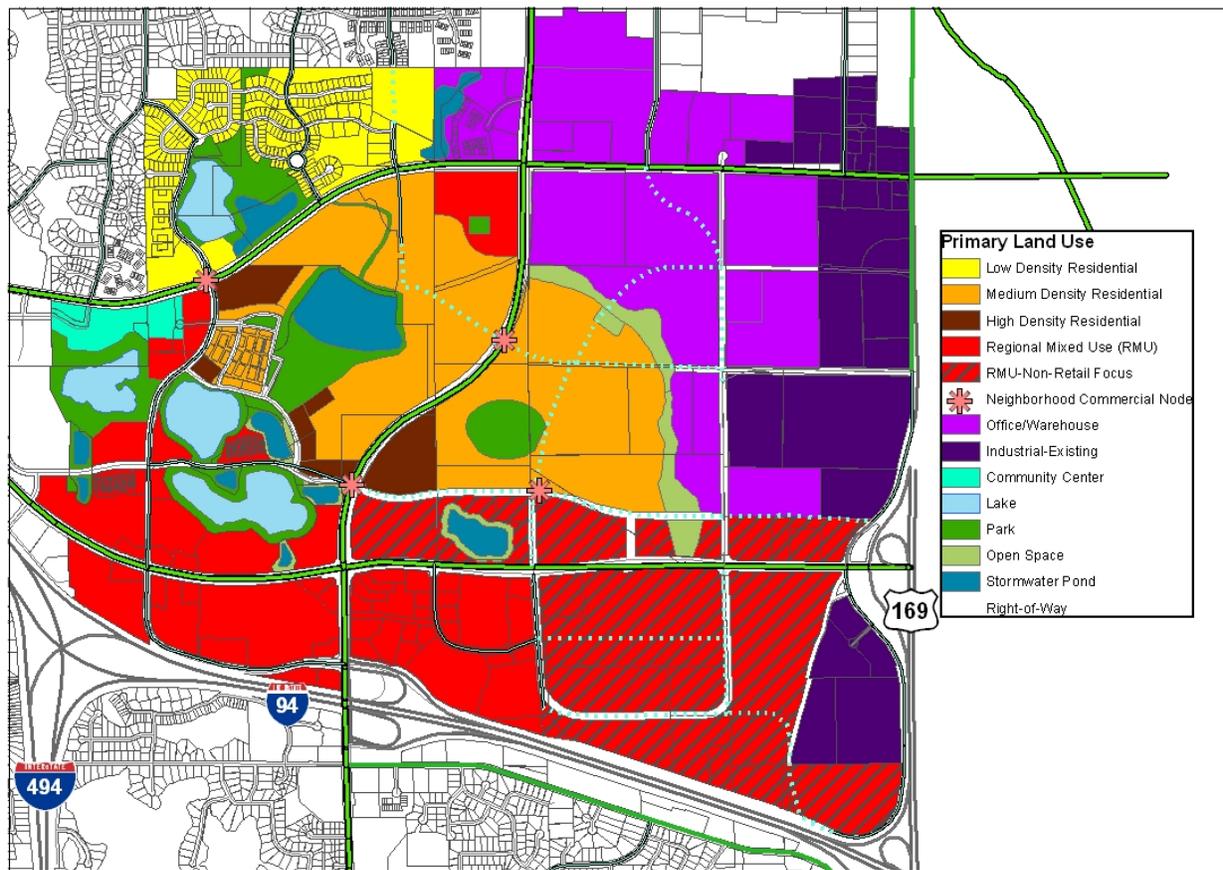
Light and heavier **industrial**/warehouse land uses developed adjacent to the TH 169 and County Road 81 corridors, and have benefited from railway access at the eastern edge of the City. The industrial areas of Maple Grove are well established and a majority of the area outside of the GMA is already developed. Industrial land use is confined to the eastern portion of Maple Grove in a band extending from 77th Avenue to 97th Avenue. That corridor includes a variety of light manufacturing and office-warehouse operations. This industrial neighborhood is adjacent to similar areas in Osseo and Brooklyn Park with an extension of the area taking place in a northwestern direction along county road 81. Within the GMA, The office-warehouse designation encompasses almost 300 acres of land for new uses and redevelopment. A significant area of offices and office-showroom buildings is located along both sides of I-494 north of Bass Lake Road (County Road 10).

### **Gravel Mining Area**

On the eastern side of Maple Grove, **gravel mining** is a major component of the land use pattern in Maple Grove. Granular material exists in abundance in that area readily named the Gravel Mining Area along the north side of I-694. That area, owned and operated by several companies, is geographically described as 2,000 acres in size. Plans call for gradually phasing out the mining, although full retirement might not occur for fifteen to twenty years. Phased urban development began in 1998. Figure 2.4 is the Maple Grove Gravel Mining Area Land Use Plan.

Figure 2.4

**Maple Grove Gravel Mining Area**



**Supplementary Development/Land Use**

**Churches and Schools** are scattered throughout the City. **Farming** is being phased out of Maple Grove as land prices escalate and land is devoted to urban activities. There are still a few active farms, primarily in the northwestern portion of the City. The **Government Center/Public Safety Facility** and the **City’s Community Center** are both located on the western edge of the **Gravel Mining Area**, also known as **Town Center** that has the intensity and vibrancy rarely found in suburban settings. In 2008 the city is dotted and traversed by municipal and regional **parks** and approximately 43 miles of **trails** meandering through or adjacent to a great number of **wetlands, lakes, streams and floodplains** (Figure 2.6) and through core residential and commercial areas. Pedestrians and bikers experience **forested areas** as well, and while western Maple Grove is not now and never was a heavily wooded area, there are many acres of high-quality forest remaining. Figure 2.5 illustrates the locations of the medium- and high-quality poletimber and sawtimber that were identified by a 1988 professional survey. Several of these areas have been preserved as **municipal conservancy sites**, and Figure 2.5 also illustrates the locations that Maple Grove and/or Hennepin County have purchased in whole or part (an easement) for the permanent preservation of major forested areas or wetlands.

Figure 2.5 Tree Preservation and Conservancy Areas

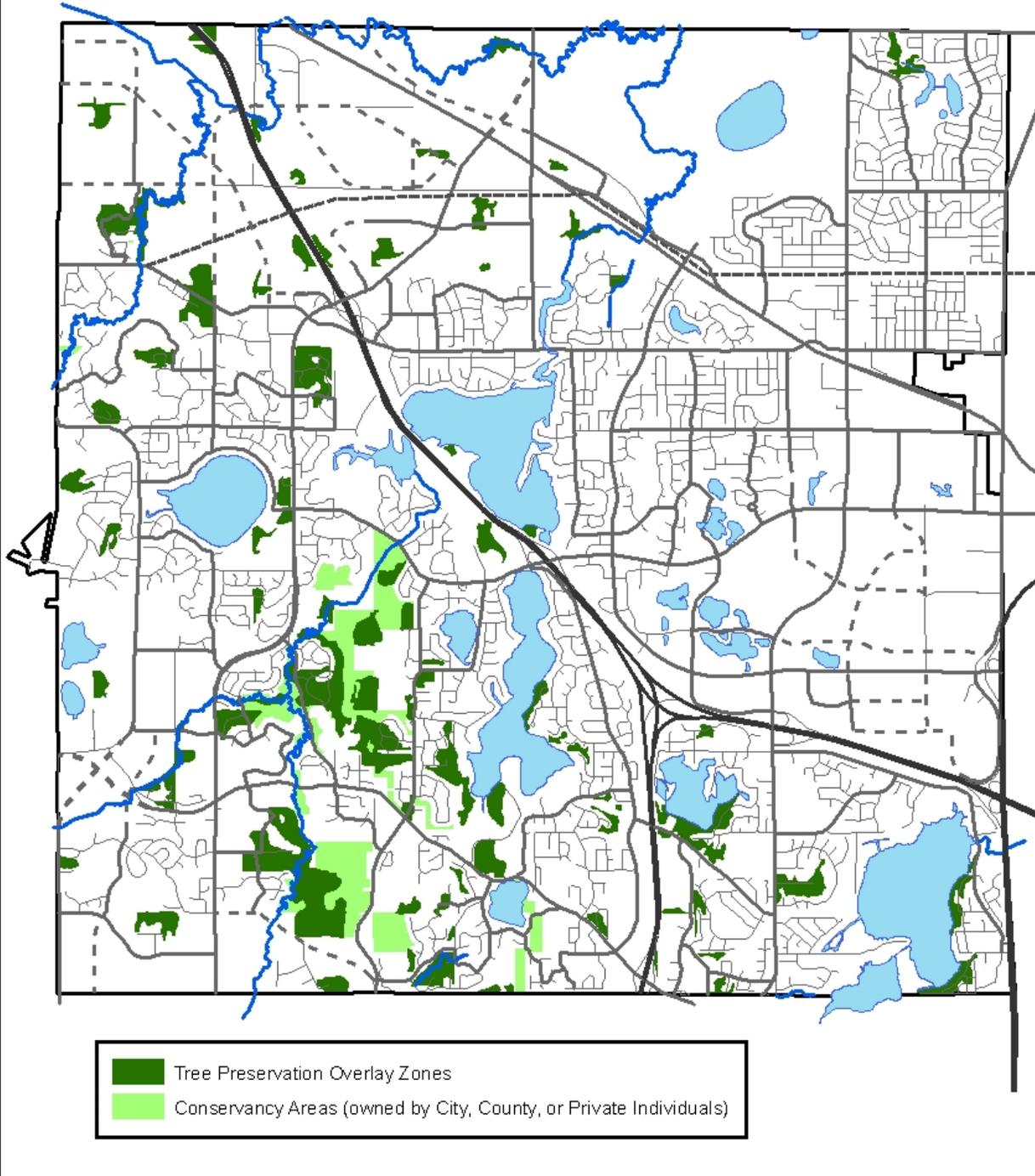
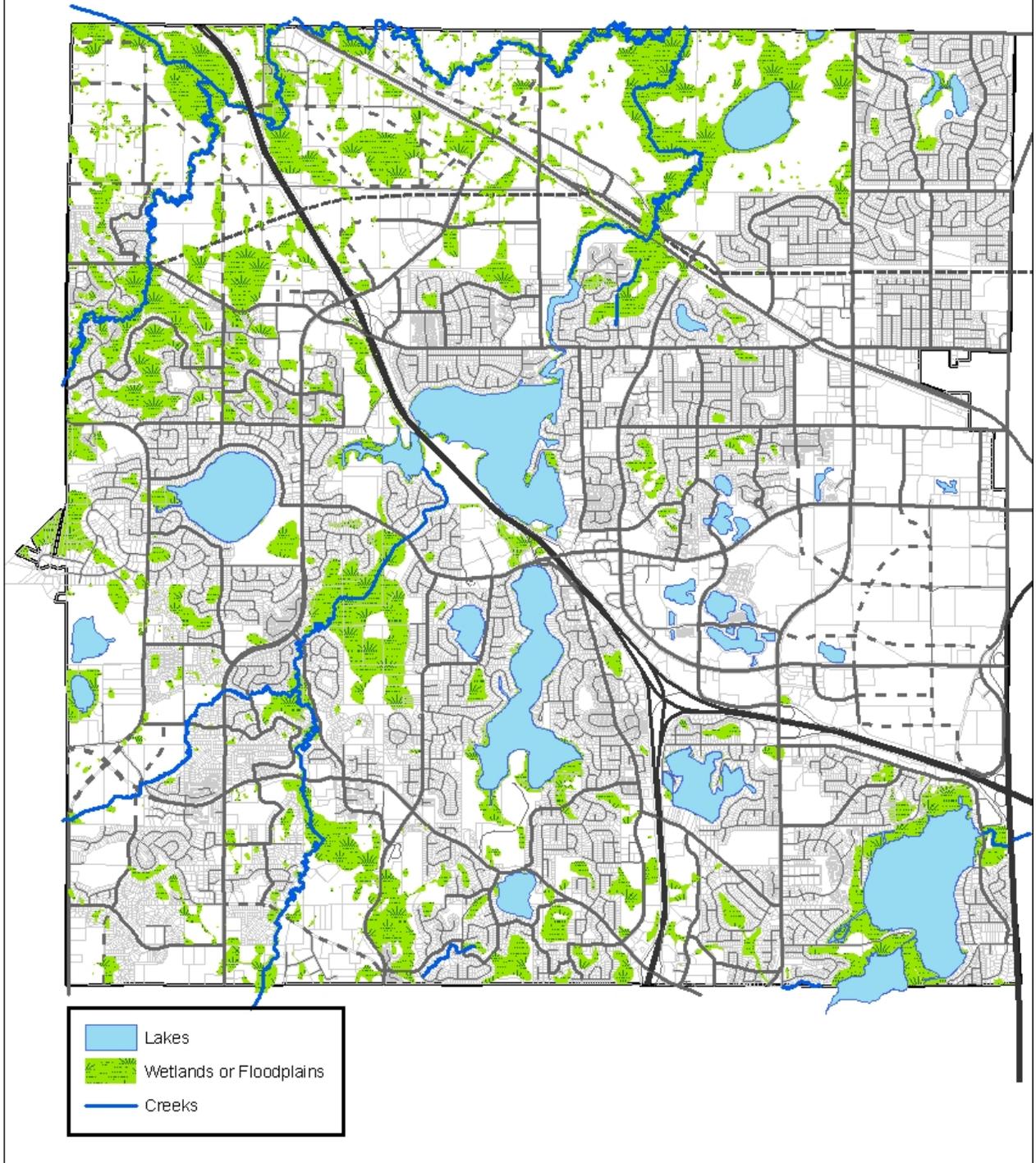


Figure 2.6 Surface Water Resources



**Table 2.1** Land Use Category Breakdown by Acres and Percentage

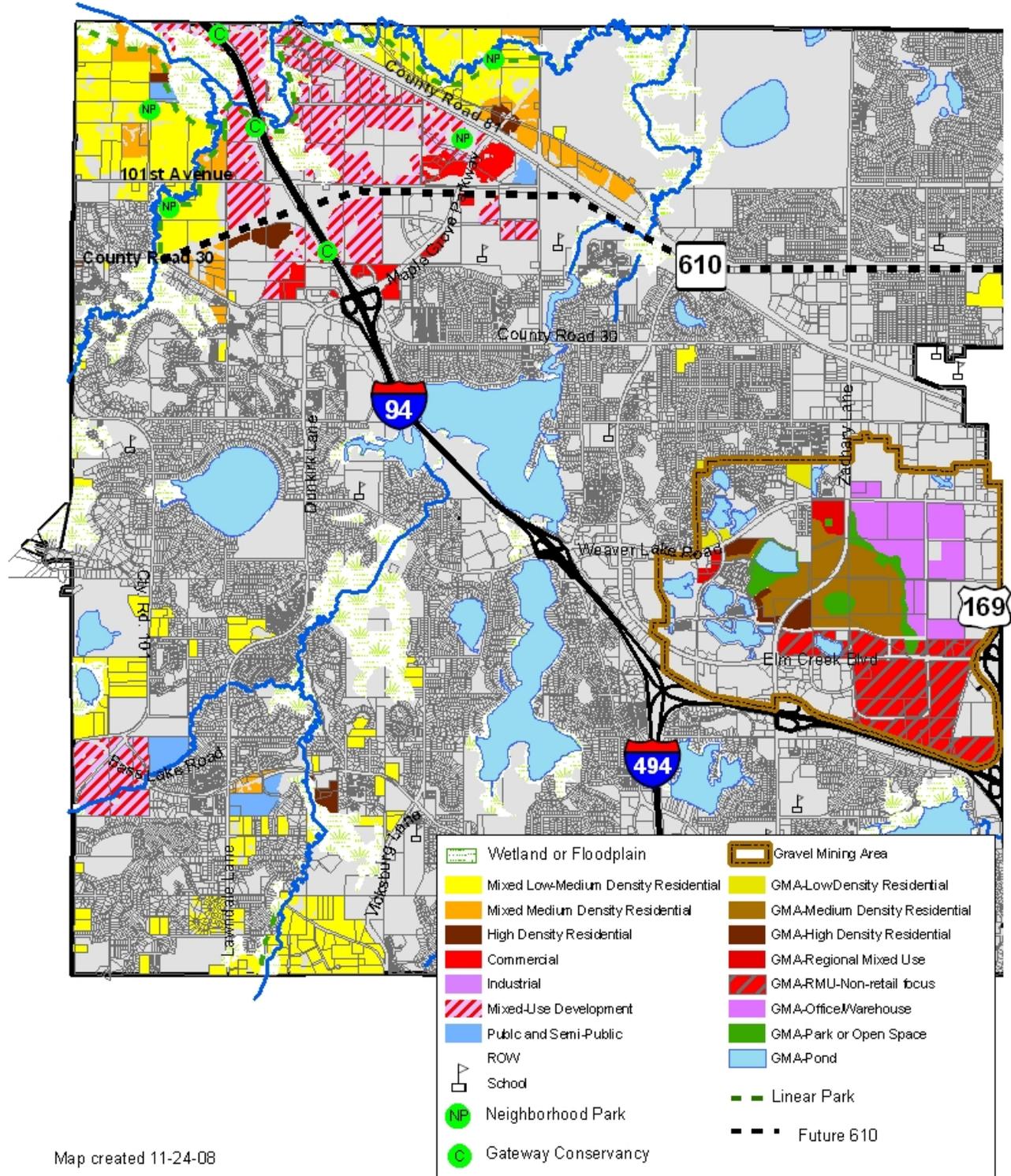
	<b>Total Acres*</b>	<b>Developed</b>	<b>Undeveloped</b>	<b>% Developed</b>
<b>Total City Area</b>	<b>22,449</b>	<b>19,131</b>	<b>3,318</b>	<b>85.1%</b>
Outside GMA	20,494	18,190	2,304	88.8%
				<b>% of Total</b>
Low -Medium Density Residential	6,719 (6,544)**	5,426	1,293 (1,118)	31.9%
Medium Density 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%
	<b>Total Acres</b>	<b>Developed</b>	<b>Undeveloped</b>	<b>% Developed</b>
Gravel Mining Area	1,955.4	953.0	1,002.4	47.7%
				<b>% of GMA Total</b>
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 105<sup>th</sup> Avenue interchange option

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

Figure 2.7 Net Developable Land



## **2.3 Future Land Use**

To guide land use and development, the Maple Grove Land Use Plan (Figure 2.8) has been prepared that depicts designated future and existing land uses for all parcels within the city. The future land use designations work hand in hand with the zoning designations to further the City's land use plans. While the zoning designations operate on the micro level with detailed development limitations and performance standards, the future land use designations operate on the macro level and deal solely with broad land use issues. Development has followed a prescribed process to ensure thoughtful integration of natural resources and site amenities with physical development. Everyone should expect that the actual pattern of land development can be somewhat different from the pattern shown on this map. The Maple Grove Land Use Plan Map is a generalized, conceptual guide to zoning and land development. The Maple Grove Land Use Plan Map existing at the time of the last update was prepared in 1999 and is illustrated as Figure 2.9.

### **Purpose of the Plan**

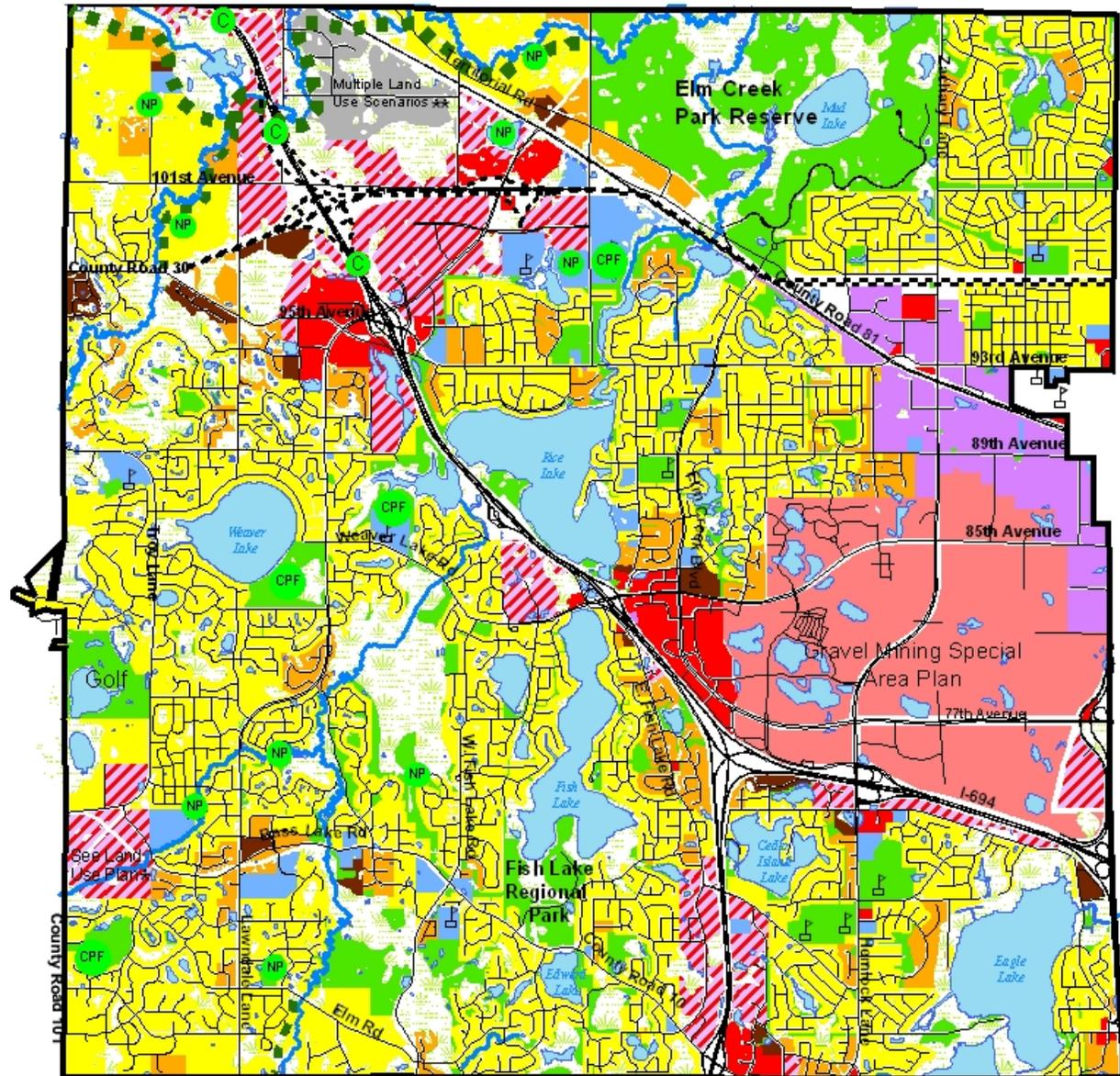
In creating this plan, the City Council is looking to the future, trying to guide the change that will inevitably occur rather than allowing the community to be affected by change without a plan. The Council is attempting to balance the rights of each property owner to make use of his or her property as desired against the benefits to the larger community of a well-ordered, sustainable city. The Land Use Plan aims to create a community with a substantial number of local job opportunities that allows the market to provide a wide range of local goods and services, and which promotes the creation of housing suited for people in all stages of life. Finally, the plan considers the constraints and opportunities posed by the transportation system, the sewer and water systems, the park and trail systems and the natural environment.

### **Plan is Subject to Change**

The plan map is subject to change by the City Council through a publicly-advertised process, either on its own initiative or in response to a landowner's application. Citizens would, of course, have opportunities to comment to the City Council on any such proposed amendment. The Land Use Plan Map can be amended and has been several times in the past, and this one will be updated at least every ten years as required by statute. Furthermore, it is the City's Zoning Map and Zoning Ordinance, not the Land Use Plan map, that ultimately regulates land use and development. The Zoning Map and rezoning decisions are based on this general plan.

**Land Use Plan Map:** The City will utilize Figure 2.8, Land Use Plan and the guidelines on Table 2.2 when making decisions about zoning and land development. The Land Use Plan map is a general, conceptual plan for the future use of land and is subject to amendment by the City Council as circumstances change.

**Figure 2.8**  
**Maple Grove Land Use Plan-Proposed (Revised 11/24/08)**



- |                                 |   |
|---------------------------------|---|
| Low-Medium Density Residential  | Park, Golf Course or Protected Open Space (Public or Private) |
| Medium-Density Residential      | Wetland or Floodplain   |
| High-Density Residential        | Neighborhood Park   |
| Commercial                      | Community Playfield   |
| Industrial                      | Conservancy   |
| Mixed-Use Development           | Linear Park   |
| Gravel Mining Special Area Plan | Regional Trail  |
| Public and Semi-Public          | Schools   |

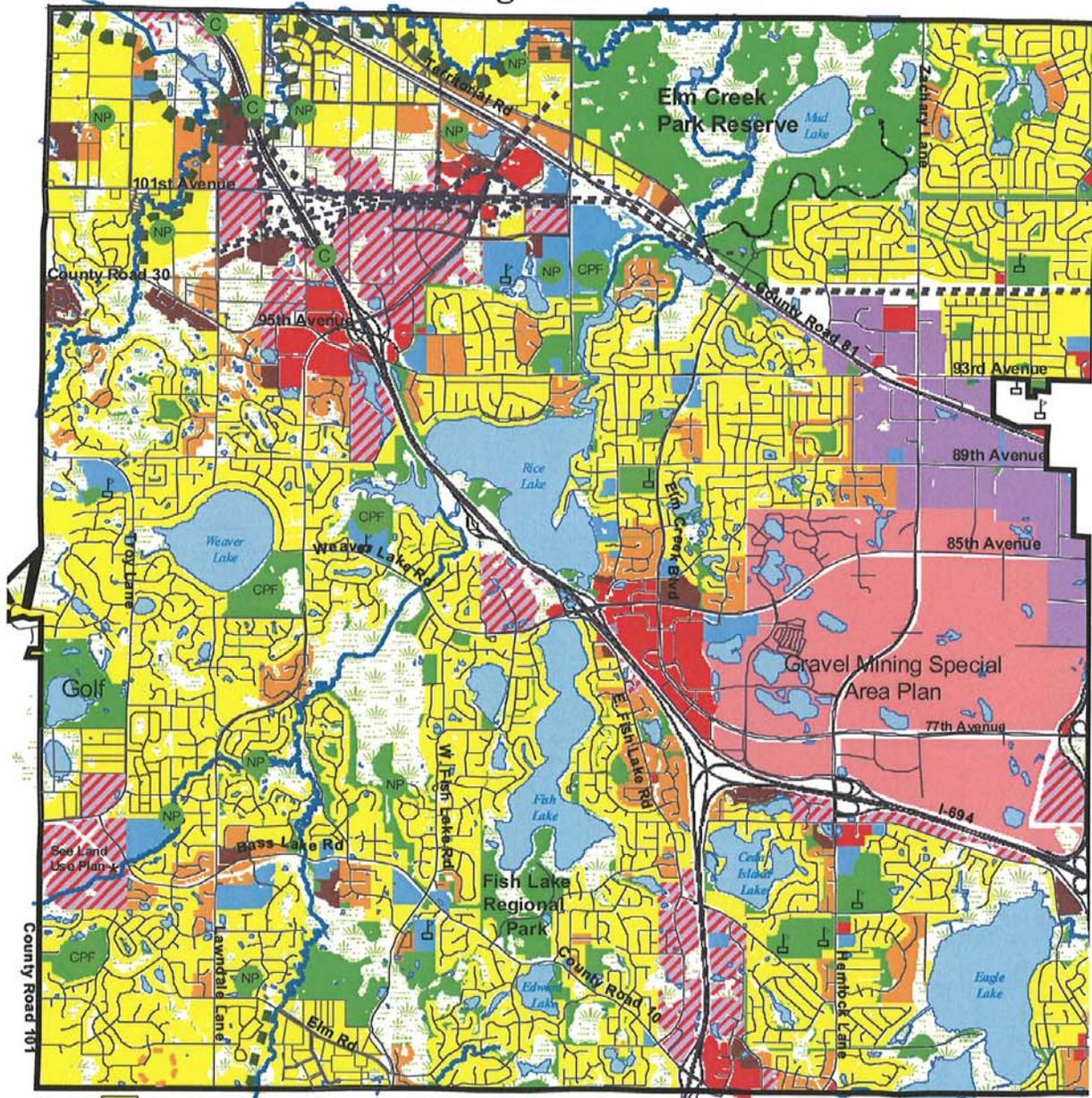
\* See Figure 2.10 and Section 2.4a in Land Use Plan

\*\* See Figures 2.11 & 2.12 and Section 2.4b in Land Use Plan

This map is a general, conceptual guide to land development. It is subject to change and interpretation by the City Council. Further direction is provided by guidelines in the plan text.

Figure 2.9

Existing Land Use Plan



- Low-Medium Density Residential
- Medium Density Residential
- High-Density Residential
- Commercial
- Industrial
- Mixed-Use Development
- Gravel Mining Special Area Plan
- Public and Semi-Public
- Planning Medium-Density
- Park, Golf Course or Potential Open Space (P.O.S. or Parks)
- Wetland or Floodplain
- NP Neighborhood Park
- CPF Community Playground
- C Observatory
- Linear Park
- Regional Trail
- Schools

\* See Figure 2.10 and Section 2.4a in Land Use Plan

This map is a general, conceptual guide to land development. It is subject to change and interpretation by the City Council. Further direction is provided by guidelines in the plan text.

**Table 2.2**  
**Land Use Plan Categories**

The categories of land use shown on Figure 2.8, Land Use Plan, are described below.

<b>Land Use Category</b>	<b>Range of Dwelling Units per Net Acre</b>	<b>Principal Land Uses</b>
Low-Medium Density Residential	1 to 3.5  May go as high as 4.8 with clearly defined and objective bonuses for affordability.	Single-family detached houses; townhouses; and other residential buildings having an individual exterior entrance for each unit. Townhouses and other attached houses shall be limited to 10% of the total number of units in a particular development.
Medium-Density Residential	4.0 to 10.0  May go as high as 11.0 with clearly defined and objective bonuses for affordability.	Townhouses; other residential buildings having an individual exterior entrance for each unit; apartment buildings; single-family detached houses. (“Apartment building”: a structure containing more than 8 housing units in which each unit has access from an internal corridor.)
High-Density Residential	10+	Multi-story apartment buildings (rental or owner-occupied); cooperative buildings; and condominium buildings, all containing more than 8 housing units in which each unit has access from an internal corridor.
Commercial		Retail and service businesses, and offices.
Industry		Manufacturing, office-warehouse, office-showroom and warehouses
Mixed-Use Development	Allows, but does not require, high density up to 22 units/acre	Office buildings; high-density housing; major retail centers; civic buildings. Vertical mixtures allowed and encouraged. Review as a planned-unit development.
Gravel Mining Special Area	3.2 – 33 for residential uses. See GMA Special Area Plan for details.	Mixed- and multiple-use development including residential, retail, service, office, industrial, park, ponding and other public land uses. (See GMA Special Area Plan for details)
Park or Golf		Parks or golf courses
Linear Park		Public open space with bike-ped paths
Protected Open Space		Land owned by public or private organizations for environmental protection. Includes City of Maple Grove Tree and Open Space Conservancies.
Public and Semi-Public		City Hall/Government Centers; libraries; public schools and other public facilities; places of worship and similar semi-public facilities.
Wetland and Floodplains		Wetlands and floodplains.

## **2.4 Special Considerations**

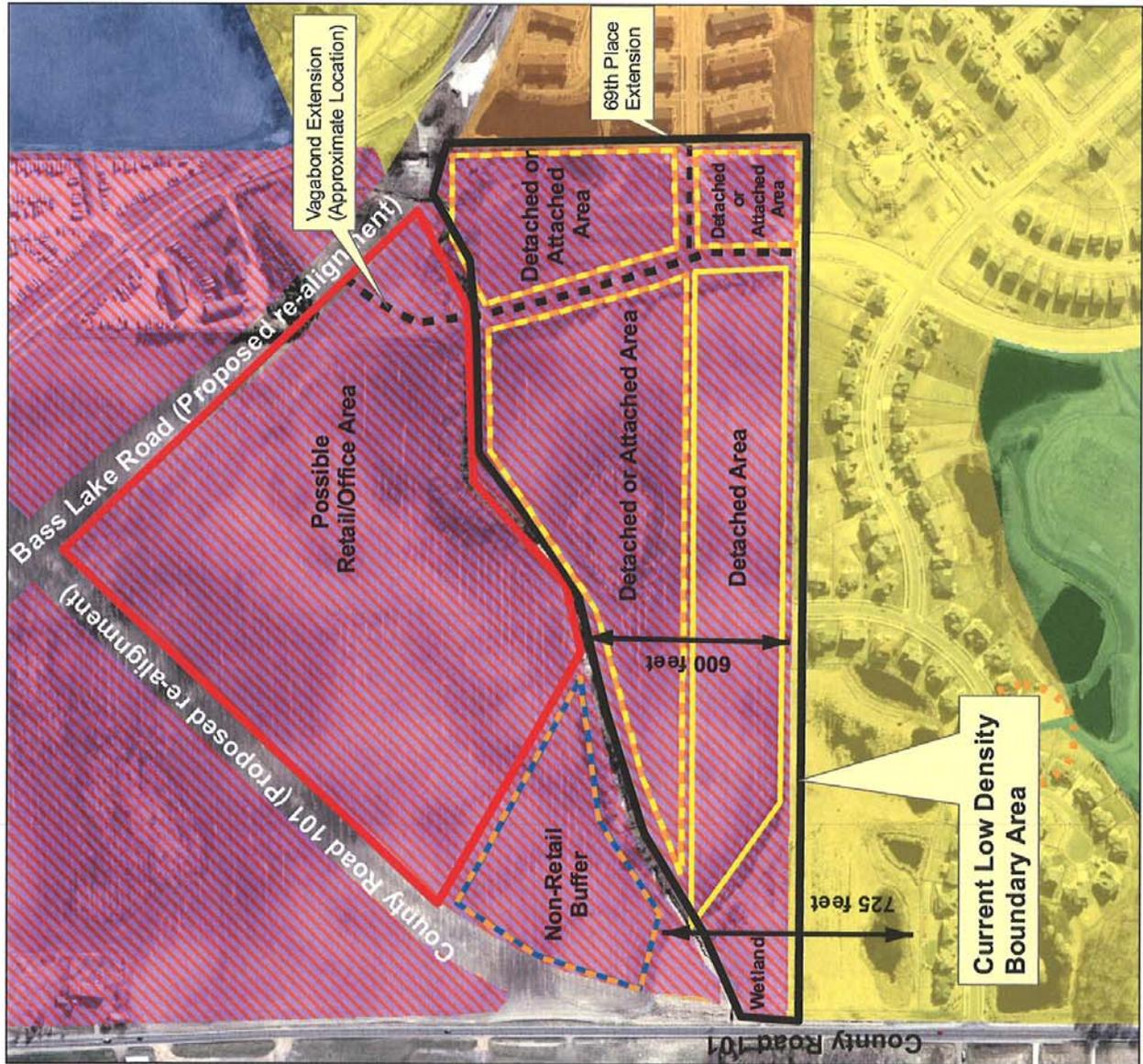
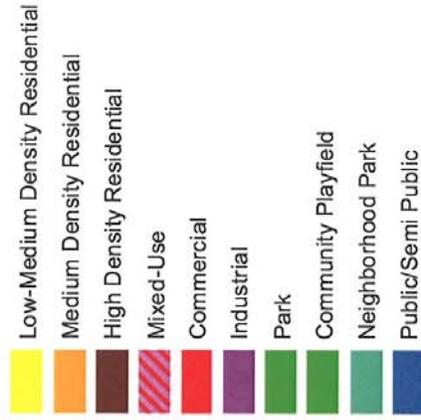
**Create major mixed- and multiple-use office, commercial and higher-density residential developments in two primary locations: Mixed- and Multiple-Use Development.**

**A. Southwest Activity Node.** The approximate **180 acres** generally located **east and south** of the intersection of **County Road 10 and the western Maple Grove boundary** and also including the Lord of Life Lutheran Church site. In 2006, the City amended the Land Use Plan for this area after extensive discussion with the landowner and residents of the area. This action consolidated a number of land use categories including high, medium and low density residential, commercial and mixed-use designations into a mixed-use category consisting of single family detached homes, single family attached homes, apartments, senior housing and associated uses, religious uses, an elementary school, professional office uses, a commercial/retail area, parks, trails, and other open space.

The area south of the creek/ drainage way shall be developed with residential uses limited to single family detached and attached homes at a density no greater than 3.5 units per acre. Generally the area west of an extended Vagabond Lane North and directly adjacent to existing single family detached homes shall develop with single family detached homes as shown in Figure 2.10. It is assumed that the proportion of uses will be similar to what was originally proposed in the area before the change and that at a minimum 234 high density units and 83 medium density units will be constructed in this area along with the other uses identified above.

The area shall be developed in a master planning process with a unified theme of landscaping and architecture and shall place an emphasis on making strong pedestrian and vehicular connections between the various uses. In all cases, a smooth transition to nearby single-family housing should be accomplished with landscaped open space and reductions in housing density or height.

**Figure 2.10**  
**Southwest Activity**  
**Node Issues**



## **B. Alternating Land Use Scenario Area.**

The area is generally bounded by **County Road 81, Ranchview Lane**, future **State Highway 610** and **Interstate 94**. As the area name suggests, the City is bound to having alternative land use scenarios for the area due to the uncertainty of a proposed interchange by MnDOT at 105<sup>th</sup> Avenue and Interstate 94 as shown in Figures 2.11 and 2.12. This uncertainty influences how land use should be designated, with one scenario having the entire area designated as mixed use, and a ‘no interchange’ scenario where low density residential use dominates the landscape. This area should be master-planned collectively with development implemented via the Planned Unit Development process.

If the interchange at 105<sup>th</sup> Avenue and I-94 is imminent, the City shall commit resources to initiate the design of the area through a charette process involving the landowners, developer(s), a third-party consultant and the City. The area presents a great but challenging design opportunity, but there is also great opportunity for conflict. Hence, the area, over 500 gross acres in size, will benefit greatly from a coordinated planning effort due to considerable areas of wetlands and floodplains, dozens of landowners, the high probability of multiple land uses for the area and the need for regional trail planning. A piecemeal approach to the design and development of this area could prove to be a detrimental influence on its eventual build-out.

Figure 2.11

**Northwest Area Land Use With 105th Avenue Interchange**

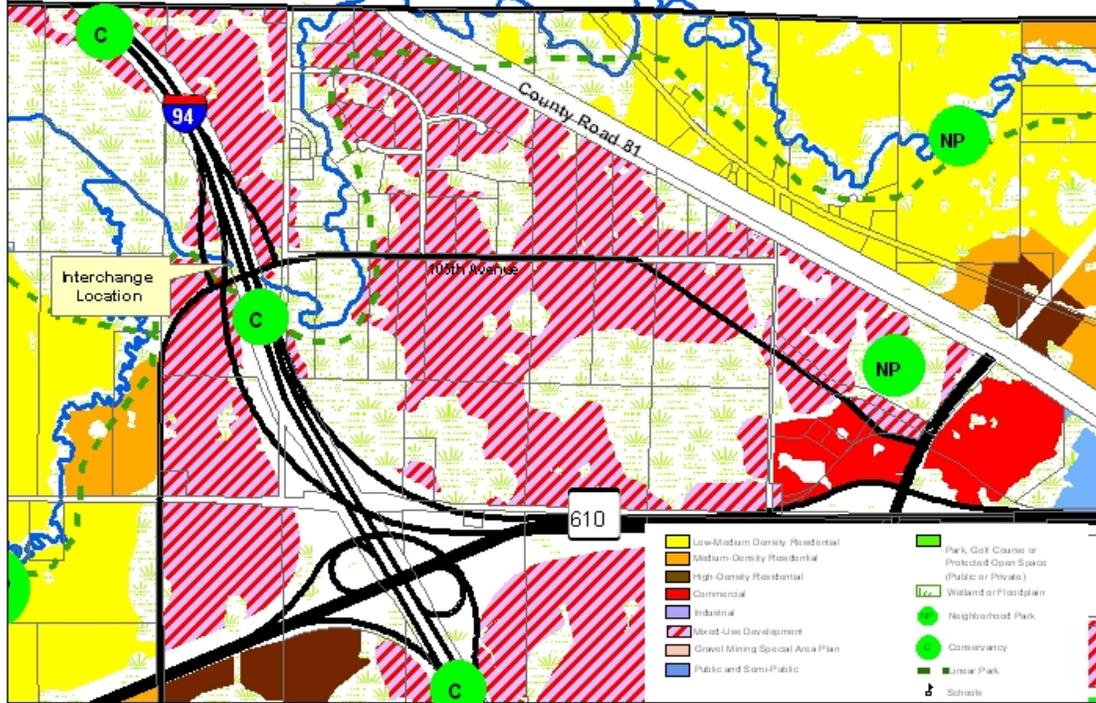
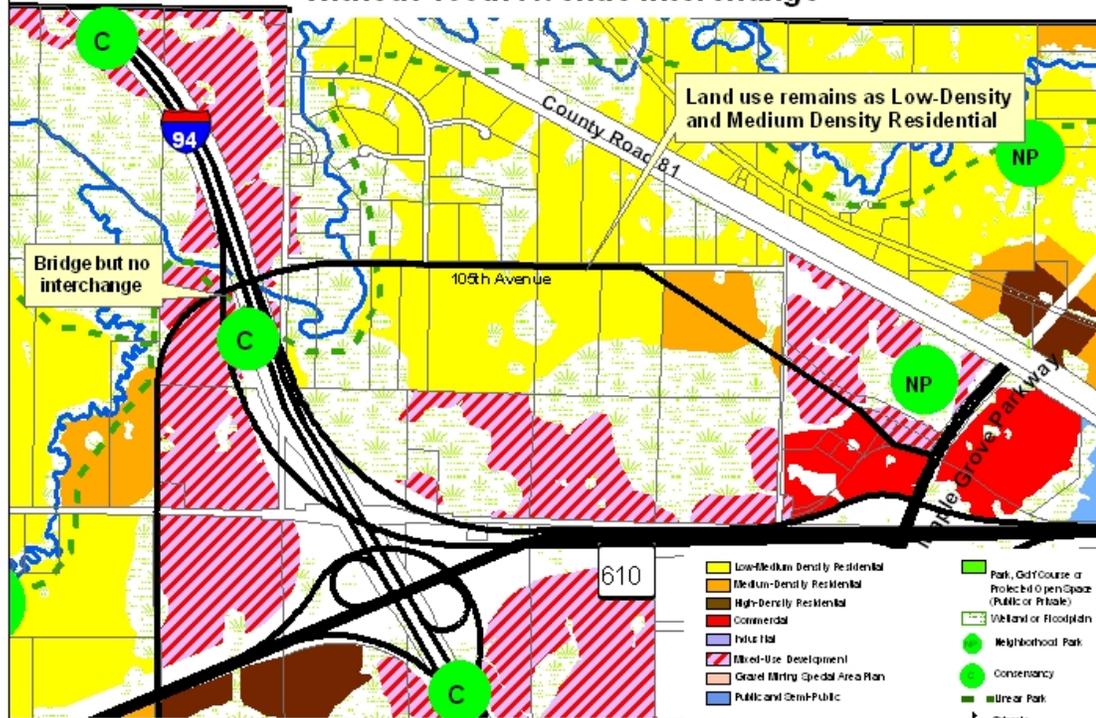


Figure 2.12

**Northwest Area Land Use Without 105th Avenue Interchange**



## **2.5 Development Staging**

The ability to develop at urban densities is dependent upon the proposed development being serviced or are to be serviced by sewer, water, roads and parks. Maple Grove is unique in that it is the only community in the metropolitan area where development staging is managed by an Infrastructure Points System (IPS) as opposed to a staging plan which is a 4 stage/20 year estimation. In 2004 the IPS, upon review of the Metropolitan Council, replaced the time and map based staging plan system with the IPS which has the advantage of being able to assess development readiness of properties at any given time and place based upon incremental changes and expansions of infrastructure. The City will continue to extend streets and utilities on the basis of the Infrastructure Point System and what best meets the needs of the City. The Infrastructure Point System is shown in Appendix A. The Infrastructure Point System is an indicator of the availability of and the ability to extend sewer, water and roads and may be amended by the City Council from time to time according to changed circumstances. Availability and extension of infrastructure to a proposed development will be based upon the Infrastructure Point System and the proposed development gaining the minimum number of points required. Notwithstanding the foregoing, any extension is subject to the determination by the City Council of what best meets the needs of the City and protects the public safety, health and welfare ensuring planned and orderly development. Included as Appendix C is an estimation of how the remaining vacant land in Maple Grove will develop in 5 year increments, though it is noted that this is only an estimate and the IPS will govern the timing of development.

Relative to the overall timing of development within Maple Grove, like the projections of the 1999 Maple Grove Comprehensive Plan and based upon past trends and anticipated demand, Maple Grove is anticipated to transition from developing to developed community status from a residential standpoint by 2030. Although it is expected that all non-residential areas will be fully served by 2030, given the nature of non-residential absorption it is anticipated that non-residential development will infill beyond 2030 and be largely market driven.

The purpose and goal of the Infrastructure Point System is to:

- Create a plan for development that accommodates growth forecasts and allows for the maintenance, replacement and expansion of local facilities and infrastructure in a cost effective manner to meet the growth and development needs of the City.
- Extend the urban service boundary of the western and northern borders of the City as shown in the Metropolitan Council's 2030 Regional Development Framework and based on the capacity of the regional sewer system and planned improvements.
- Recognize the use of existing infrastructure and the proximity of infrastructure to development.
- Recognize the return on investment, and the lack of new funding requirement by the City.
- Recognize the contribution of right-of-way and easements granted, as well as easements that will need to be acquired by the City.
- Recognize the use of existing park facilities as well as providing land needed for

new facilities shown on the comprehensive plan.

**Minor Exceptions:** The City may allow certain land uses that produce relatively low amounts of wastewater per acre, such as churches or golf courses, to be served although not meeting the minimum points required in the Infrastructure Point System without a formal amendment to the Infrastructure Point System, provided financial requirements for the service are met. This allowance is to be limited to church or clubhouse buildings.

## **2.6 Resource Protection**

### **Historic Preservation**

Maple Grove presently has no sites listed on the National Register of Historic Places according to the Minnesota Historical Society. However, there is an active Maple Grove Historic Preservation Society that promotes the importance of understanding Maple Grove's history and the importance of doing so, and it maintains archives and historical artifacts.

Now that Maple Grove is nearing full development, it is important to ensure that historic resources are not destroyed during the growth process. The Maple Grove Historic Preservation Society will take the lead in preservation efforts within the City. The City will continue to support the efforts of the Maple Grove Historic Preservation Society to provide educational and/or recreational opportunities based on Maple Grove's cultural heritage.

### **Solar Access**

The preservation of solar access is required in Minnesota Statutes and stipulates that local governments in the metropolitan area include "an element for protection and development of access to direct sunlight for solar energy systems" in their comprehensive plans. The City will continue to provide for the protection and development of access to direct sunlight for solar energy systems where needed and appropriate.

### **Aggregate Resources**

The Maple Grove Gravel Mining Area (GMA) consisted of almost 2,000 acres of active gravel mines and related activities less than 15 miles from downtown Minneapolis until about 1999. In the decade since the adoption of the Special Area Plan approximately 500 acres in the GMA have been developed or are considered for development. The remaining granular sand and gravel resources are actively being mined and will continue to be for 10-20 years with a complete accounting for the protection and preservation of a resource that contributes significantly to the needs of the Minneapolis/St. Paul metropolitan area. There are many years of useful gravel resources still to be extracted from portions of the GMA and so the development pacing in reclaimed areas will be appropriately determined by the ongoing mining activities. Maple Grove permits aggregate extraction as a conditional use and has done so for decades. The City and the landowners recognize that the aggregate deposits are essential to the State's economy, fulfill significantly the need for aggregate materials for the region, and that such deposits are extracted according to a rational plan, calculated to avoid waste and cause the least practical disruption to the ecology and quality of life of the citizens. In June of 1984 the Metropolitan Council commended the City and gravel mining owners and operators for managing the use of aggregate resources through the City of Maple Grove Gravel Mining Area Plan.

# Chapter 3

## Implementation Strategies

### 3.1 Background and Purpose

Comprehensive planning evolves from a community vision that leads to objectives and strategies. To achieve the objectives and bring them into reality involves the implementation of the plan, and this is accomplished through a number of measures, including:

- Following the recommended implementation strategies and actions of each of the plan elements;
- Enforcing official controls;
- Working with the development community, residents and business owners since most of the initiative needed to bring the stated vision and objectives is provided by the private sector;
- Using the Capital Improvements Programs to prioritize expenditures;
- Amending local official controls as necessary through the evaluation of changing conditions and circumstances.

### 3.2 Official Controls and Implementation Strategies

State statutes Sec. 473.859 require including an implementation program within the Comprehensive Plan. In addition to the enforcement of the City’s existing official controls (Zoning, Subdivision and other regulations) the following implementation strategies will take place regarding Land Use:

Table 3.1

No.	Description	Timing
1	Use of the Infrastructure Point System to regulate the timing of development.	Ongoing
2	Use of the Project Point System and Planned Unit Development Process to review residential developments	Ongoing
3	Zoning Map Amendments-continue to use the R-A (Residential Agricultural District) as a holding zone until the property is rezoned concurrent with development proposals.	Ongoing
4	Zoning and Subdivision Ordinances-review the zoning and subdivision ordinances to ensure compliance with the comprehensive plan	Ongoing
5	Amend Project Point System to include green design elements such as LEED-Housing and MnGreenStar.	Short (1-5 years)
6	Review Solar Access provisions in the Zoning Code	Short (1-5 years)
7	Conduct Master Planning process for the 105 <sup>th</sup> Avenue Interchange Area if an interchange is proposed.	Short-Medium (1-10 years)
8	Continue to utilize the goals and objectives of the Gravel Mining Area Plan to realize the full potential of the Gravel Mining Area	Ongoing
9	Continue to use and update any and all AUAR’s completed for the city.	Ongoing and medium (5-10 years)

### **3.3 Comprehensive Plan Components**

In addition to the Land Use section, the Comprehensive plan contains:

1. Transportation Plan,
2. Comprehensive Park System and Recreation Plan,
3. Sewer System Plan,
4. Water Supply and Distribution Plan, and
5. Local Surface Water Management Plan.

These plans will have their own implementation sections (as does the housing section to follow). In addition the city will utilize a Capital Improvement Program (CIP) that relates to infrastructure development.

# Chapter 4

## Housing Plan

### 4.1 Summary

The Housing Plan establishes standards, plans and programs to meet existing and projected housing needs in Maple Grove including affordable housing. The plan is intended to support the integration of housing as outlined in objectives and is provided as a guide to the development community.

Maple Grove is expected to reach a population of 84,000 and exceed 34,000 households by the year 2030. The anticipated increase of an additional 20,000 residents and 10,000 households over the next two decades will create the demand for a viable, healthy and diverse range of housing stock. Housing choices will be increasingly important to both current residents and housing consumers in the future.

The Minneapolis-St. Paul metropolitan area is expected to experience the growth of approximately 460,000 households by 2030, over half of which will be supported by the region's 'developing' suburbs. Maple Grove, classified as a developing suburb, will be expected to deliver a notable share of this future regional growth over the coming years. The city welcomes and is fully committed to developing innovative new housing strategies and opportunities to address and collaboratively meet the needs of the region. The City will continue to utilize the Metropolitan Council's definition of affordable housing whereby a family of four, whose income is no more than 60% of the Area Median Income, pays no more than 30% of its monthly income for housing.

This chapter of the plan is to guide the primary housing directives of the city in conjunction with other elements of the plan. As housing accounts for the largest portion of land use city-wide, every effort should be exhausted in continuing and enhancing local preservation efforts and in the improvement and protection of the quality and character of Maple Grove's residential neighborhoods and structures. This chapter seeks to identify goals, objectives and actions that will achieve a uniform vision for the future of city housing.

## **4.2 Objectives and Strategies**

### **Objective**

- 1. Support and preserve a variety of housing types for people in all family structures and stages in the life cycle.**

### **Strategies**

- a. The City of Maple Grove supports a balanced housing supply, with housing available for people at all income levels, family structures and stages in the life cycle.
- b. Continue to provide opportunities for the development of quality housing that has diversity in ownership, pricing, style and type.
- c. The City of Maple Grove supports housing developments that respect the natural environment of the community while striving to accommodate the need for a variety of housing types and costs.
- d. The City of Maple Grove supports the availability of a full range of services and facilities for its residents.
- e. Continue to provide affordable rental housing opportunities by considering incentives that may include the waiving of park dedication fees and portions of building permit and sewer and water hook-up fees.
- f. Continue to pursue federal and state resources for affordable housing to assist the provision of low- and moderate-income life cycle housing.
- g. Continue to provide affordable housing opportunities through local official controls that enable increase housing density bonuses and design flexibility, such as setback reductions, through the PUD process.
- h. Continually evaluate proposed housing developments in light of population forecasts, existing housing stock, and current and future community and regional needs.
- i. The Land Use Plan shall provide land use designations of sufficient capacity to create the opportunity to provide affordable identified housing quantities in the Twin Cities from 2011 – 2020, as determined by the Metropolitan Council.
- j. Continue to promote the accommodation of all racial and ethnic groups in the purchase, sale, rental and location of housing in the community.
- k. Utilize and expand the scattered site program as appropriate to rehabilitate homes.
- l. Strategically place higher density housing to avoid large concentrations and ensure a more productive dispersal pattern within the community.
- m. Promote “live-work” housing opportunities as appropriate.
- n. Allow and encourage affordable and market-rate housing as a component in the design of future commercial mixed use areas.
- o. Continue to explore using the land trust model.

**Objective**

- 2. Continue to plan for development patterns and densities that link housing with services, employment centers, public transit, and vehicular and pedestrian transportation facilities.**

**Strategies**

- a. Continue to encourage the development community to create residential communities that make efficient use of the land and public infrastructure and respects the natural environment.
- b. Continue to build transportation, transit, pedestrian and bicycle connections between residences, work places, retail, services and entertainment facilities.

**Objective**

- 3. Support a community of well-maintained housing and neighborhoods, including rental and ownership housing.**

**Strategies**

- a. Continue participation in the International Code Council and through that participation continue to support efforts that take housing affordability into consideration in the development and application of residential building codes without sacrificing safety.
- b. Continue the City's rental housing inspection program.

### 4.3 Housing Supply

Maple Grove has steadily built upon its existing housing supply in recent decades. Maintenance and preservation of the existing housing supply will continue to be important to the vitality of the community as will the provision of housing varieties to serve existing and future residents.

**Table 4.1** Total number dwelling units, by type, for 1998, 2007 and 2030

<b>Type of Unit</b>	<b>1998 Number</b>	<b>2007 Number</b>	<b>2030 Estimate</b>	<b>Growth Estimate</b>
<b>Single Family Detached</b>	11,760	15,916	18,993	3,077
<b>Single Family Attached (Townhomes)</b>	4,443	6,940	11,410	4,470
<b>Multi-Family (Apartment or Condo)</b>	824	1,622	4,200	2,578
<b>TOTAL</b>	17,027	24,478	34,603	10,125

**Table 4.2** Percentage of dwelling units, by type for 1998, 2007 and 2030

<b>Type of Unit</b>	<b>1998 Percentage</b>	<b>2007 Percentage</b>	<b>2030 Percentage</b>
<b>Single Family Detached</b>	69.1%	65.0%	55%
<b>Single Family Attached (Townhomes)</b>	26.1%	28.4%	33%
<b>Multi-Family (Apartment or Condo)</b>	4.8%	6.6%	12%

As the above table shows, the city has experienced a tremendous amount of growth since 1998 and expects around 10,000 more units by 2030 (if not before.) The trend has been towards more a greater proportion of the growth will be by attached single family homes and multi-family homes.

**Table 4.3** Value of owner-occupied units.

<b>Owner Occupied Values</b>			
	<b>1998</b>	<b>2007</b>	<b>2008</b>
Number of owner-occupied units	14,548	19,709	19,884
Less than \$50,000	0	0	0
\$50,000 to \$99,999	3,622 – 25%	0	0
Less than \$149,999	6,777 – 47%	452-2%	718-4%
\$150,000 to \$199,999	2,414 – 16%	3,487-18%	3968-20%
\$200,000 to \$299,999	1,546 – 11%	8,676-44%	8251-42%
\$300,000 to \$399,000	189 – 1%	3,434-17%	3472-18%
\$400,000 or more		3,660-19%	3475-18%
<b>Average Value</b>	<b>\$135,600</b>	<b>\$286,983</b>	<b>\$291,983</b>

The table above graphically illustrates the influence of market forces on housing value and affordability both in Maple Grove and in most other communities as well.

**Table 4.4** Rental Profiles

<i>Unit Type</i>	<i>Number of Complexes</i>	<i>Number of Units</i>	<i>Average Rent</i>
<i>Studio</i>	<i>2</i>	<i>45</i>	<i>\$759</i>
<i>1 Bedroom</i>	<i>10</i>	<i>545</i>	<i>\$842</i>
<i>2 Bedroom</i>	<i>15</i>	<i>875</i>	<i>\$1,040</i>
<i>3 Bedroom</i>	<i>8</i>	<i>232</i>	<i>\$1,100</i>
<i>4 Bedroom</i>	<i>1</i>	<i>2</i>	<i>\$966</i>
<b><i>Total</i></b>	<b><i>15</i></b>	<b><i>1,699</i></b>	<b><i>\$981</i></b>

\*Includes apartments and rental townhouse complexes

**Table 4.5** Number and types of publicly subsidized (or “government assisted”) housing units

<i>Type of Subsidy</i>	<b>Number of Units</b>
TIF/Special City	97
Housing Tax Credit	147
Housing Revenue Bonds	14
Section 8 Project Based	32
Subsidized Senior	69
HOME/CDBG/HRA	22
Section 8 Housing Choice Voucher*	155
Public Housing/30% Income Rents (F.A.H.P.)	20
<b>Total</b>	<b>556</b>

January 2008

\*Information provided by Tammy Weger 651-602-1428 of the Metropolitan Council

### Need for Housing Rehabilitation

Maple Grove as a developing suburban community has very little extremely blighted housing stock. Actual numbers of units in need of rehabilitation is not available. The city however for more than 20 years has allocated a portion of its CDBG funding allotment to assist in the rehabilitation of dwellings in Maple Grove of families that have qualifying incomes.

### Current Housing Vacancy Rates

Maple Grove does not track single family vacancies. However, the average multi-family vacancy rate as of January 2008 was 7 percent. This contrasts with the previous housing element that reported a 1% vacancy rate as of January 1999.

### Households

**Table 4.6** Households by current age of householder (number and percent) \*

<b>Group</b>	<b>Population 1997</b>	<b>Percent 1997</b>	<b>Population 2006</b>	<b>Percent 2006</b>
Age 0-19 Generally students, living with parents	16,683	36.73	19,828	32.48
Age 20-24 Generally renters	1,390	3.06	2,774	4.54
Age 25-34 Typical first-time home buyer group	7931	17.46	6,258	10.25
Age 35-49 Move-up home buyer market	14,699	32.36	17,411	28.51
Age 50-64 Empty-nesters, may move to smaller housing	3,547	7.81	11,639	19.06
Age 65-74 Young seniors, variety of housing options	872	1.92	2,115	3.46
Age 75 + Older seniors (often needing services) & housing options	300	.66	1,028	1.69
<b>Total</b>	<b>45,422</b>	<b>100</b>	<b>61,053</b>	<b>100</b>

\* Data on households by current age of householder not available. Data above reflect 2006 estimated population by age as updated for the City of Maple Grove by Claritas, Inc.

**Table 4.7** Number and percent of owner occupied and rental homes

<b>Number of Homesteads</b>	<b>Percentage of Homesteads</b>	<b>Number of Non-Homesteads</b>	<b>Percentage of Non-Homesteads</b>
19,826	92.82%	1,533	7.18%

January - 2007

## Housing Demand

**Table 4.8** Household Income and Affordability Levels

<b>Estimated Households by Income as of 2006</b>	<b>Percent</b>	<b>Income available for housing costs @ 30%</b>
\$150,000 & above	15.07	45,000 +
\$100,000 to \$149,999	26.48	30,000 - 45,000
\$75,000 to \$99,999	21.03	22,500 – 30,000
\$50,000 to \$74,999	21.16	15,000 – 22,500
\$35,000 to \$49,999	8.89	10500 - 15,000
\$25,000 to \$34,999	3.61	7500 – 10,500
\$15,000 to \$24,999	2.40	4500 - 7500
Under \$14,999	1.35	1500 - 4500
2006 Average Household Income	\$ 105,776	
2006 Median Household Income	\$ 89,955	
2006 Median Family Household Income	\$ 98,413	
2006 Per Capita Income *	\$ 37,156	

\*Data on estimated household income reflect 2006 estimates as updated for the City of Maple Grove by Claritas, Inc.

## Mix of Housing Types

Maple Grove's housing mix is primarily a reflection of the market forces at work during the City's history of rapid development. Maple Grove's population has grown from approximately 2,000 in 1960 to an estimated 60,697 as of January 2008. Up until the mid 1980's, the City's housing stock seemed to be best characterized as being owner occupied and geared towards first time home buyers. In the mid 1980's, housing that might be described as move up housing started to be developed. Since the 1998 update, the city has seen an increase in the amount of attached homes as well as an increase in the amount of executive and luxury single family detached homes. Since the last update, the city, as elsewhere in the region, has seen large increase in residential home prices.

Regarding rental development, records indicate that no proposals to build apartments were submitted to the City until 1983 while land had been designated and served for such use at least as far back as 1970. All the existing apartment developments in the City, Eagle Ridge, Hemlock Pines, Bass Wood Trails and Mallard Ridge received their development approvals in the window of time between 1983 and 1986. The latter of these dates coincides with the Tax Reform Act, which has been cited as having had a

restrictive effect on the development of rental properties. These circumstances would seem to reflect a market that did not seek to develop apartments in Maple Grove until 14 years after the first known sites within the City were designated and/or served. Additionally, this seems to reflect a market that preferred alternatives in more urbanized and urbanizing areas resulting in a lower ratio of rental housing in the Maple Grove area.

Table 4.2 indicates that currently 65% of the units in the city are detached single family homes, 28.4% are attached single family homes, and 6.6% are multi-family units. By 2030 (if not before), the breakdown is estimated to be 55% detached, 33% attached, and 12% multi-family.

The 1998 update acknowledged that as the population ages, there will be an increasing need for senior housing. Since that time a number of senior housing projects have been completed or started including Chapelwood, Woodland Mounds, Arbor Lakes Commons and Applewood Pointe. It is expected, as more baby-boomers retire, that there will be an increasing demand for senior housing in the years ahead.

### **Development Densities and Mixed Use**

All areas designated Mixed Use on the City's current and proposed Comprehensive Plans that have not been developed have the potential for transit oriented higher density, clustered or mixed use development. The Gravel Mining Area, TH610/I-94 area, the Southwest Activity Node area, and the Mixed Use area along 105<sup>th</sup> Avenue north of 610 and east of I-94 are the largest of these areas.

## 4.4 Implementation

### System Statement Goals:

The first step a City must take in implementing the housing goals are to guide sufficient land to accommodate a proportional share of the regional population growth. The City of Maple Grove estimates that there will be 34,603 residential units by 2030. Multiplying this number by the 2030 estimated average household size of 2.5 and applying a small vacancy rate or 3%, the City estimates the 2030 will be 83,912, consistent with the Metropolitan Council system statement goal of 84,000.

### Density Goals:

In addition, the Metropolitan Council requires that cities plan for a sufficient density of development to maximize infrastructure investments. The target density for growth since 2000 and new growth areas is 3-5 units per acre. Using cumulative density numbers for developments since 2000 and the lowest possible density for all undeveloped residential land in the city (not including any mixed-use area outside of the Southwest Activity Node Area) the city estimates the following aggregate density numbers for both the option with a 105<sup>th</sup> Avenue interchange and without:

**Table 4.9** Density Goals:

Residential Land Use and Density Analysis (no 105th ave interchange)			
	Net Acres	Density (units/acre)	Units
Developed Since 2000	1,161	4.1	4,711
Undeveloped Residential Land		Minimum Planned	
Low Density Residential	1,297.0	1	1,297
Medium Density Residential	251.8	4	1,007
High Density Residential	97.0	10	970
Medium Density in 105th Ave MIX Area	0.0	0	0
Low Density Residential-GMA	29.1	3.2	93
Medium Density Residential-GMA	234.7	6.4	1,502
High Density Residential-GMA	37.3	24.0	895
Undeveloped Subtotal	1,946.9	3.0	5,765
<b>Total</b>	<b>3,107.9</b>	<b>3.4</b>	<b>10,476</b>

Residential Land Use and Density Analysis (with 105th Ave interchange)			
	Net Acres	Density (units/acre)	Units
Developed Since 2000	1,161	4.1	4,711
Undeveloped Residential Land		Minimum Planned	
Low Density Residential	1,122.0	1	1,122
Medium Density Residential	232.8	4	931
High Density Residential	97.0	10	970
Medium Density in 105th Ave MIX Area	109.2	4	437
Low Density Residential-GMA	29.1	3.2	93
Medium Density Residential-GMA	234.7	6.4	1,502
High Density Residential-GMA	37.3	24.0	895
Undeveloped Subtotal	1,862.1	3.2	5,950
<b>Total</b>	<b>3,023.1</b>	<b>3.5</b>	<b>10,661</b>

The growth estimates are using the lowest possible density throughout the city and since we have rarely, if ever, seen actual projects come in at the lowest density, we expect the aggregate density number to be higher than the estimation above.

## High and Medium Density Unit Goals:

This plan update provides for the 2011-2020 Metropolitan Council requirement of providing sufficient medium and high density land to accommodate 1764 units, again based on the lowest density possible in the specific land use category. There is an expectation that the Medium and High Density Residential housing categories will accommodate Maple Grove's estimated need for affordable housing. The City of Maple Grove has medium and high density land designated both inside and outside the Gravel Mining Area and there are different density limits on each of these designations. Depending on which designations count towards the total of 1764 units, the city either exceeds or greatly exceeds this number as shown below\*:

**Table 4.10** High and Medium Density Land

Land Use	Units	Running total
High Density (in and out of GMA) 8+ u/a	1865	1865
GMA Medium Density 6+ u/a	1502	3367
Medium Density outside GMA 4+ u/a	960 (1384)**	4327 (4751)

\* as of March 2008, it was Maple Grove's understanding that areas guided for density above 6 u/a would count towards this total.

\*\* numbers in parenthesis are with the 105<sup>th</sup> Ave Interchange

## Housing Programs

The City of Maple Grove has implemented a variety of housing initiatives in an effort to help create and promote affordable housing. The following section describes some of the housing programs being utilized.

### The Maple Grove Housing and Redevelopment Authority

The Maple Grove HRA has been instrumental in ongoing efforts to promote affordable and life cycle housing in the City of Maple Grove through the following activities:

- Local Tax Levy of \$150,000 annually
- Staffing of full-time Housing Assistant position
- Housing Revenue Bonds
- Tax Increment Financing
- Scattered Site Rental Housing Program
- Transitional Housing Program in partnership with Elim Transitional Housing, Inc.
- Community outreach initiatives
  - Housing Fair
  - Housing Hot-Line
  - Maple Grove Web Site
  -

### Minnesota Mortgage Program (MMP)

The City of Maple Grove through Minnesota Housing Finance Agency offers Minnesota Mortgage Program first time homebuyer funds for low to moderate income Minnesotans to buy a home. The program offers affordable, low interest rates to assist households purchasing eligible homes in Minnesota.

### **HOME Investment Partnership Program (HOME)**

Through deferred loans from the federal HOME Investment Partnership Program, the City of Maple Grove is providing low-income rental housing in a Scattered Site Rental Housing Program. To date the City has fourteen rental units funded through the HOME program. Since 1995 Maple Grove has received over \$900,000 in HOME funds. In addition, the City supported an application by Common Bond Communities in 1997 for HOME funds, resulting in a \$250,000 dollar award for the Lakeshore Townhomes Development.

### **Affordable Rental Investment Fund (ARIF)**

In 1997, the Maple Grove HRA received a commitment of \$180,000 from the Minnesota Housing Finance Agency under the ARIF program to assist in the acquisition of 6 units under the Scattered Site Rental Housing Program. To date three units have been acquired that will utilize this funding source.

### **Family Housing Fund (FHF)**

Another important resource being utilized in Maple Grove is the Family Housing Fund. The FHF is a foundation that provides loans to assist in the development or preservation of low-income housing. The City of Maple Grove received \$110,000 from the FHF, which has been used to help acquire the eleven units in the Scattered Site Rental Housing Program.

### **Community Development Block Grant Program (CDBG)**

The CDBG program provides the City of Maple Grove approximately \$150,000 annually in funds for public service related activities and housing. The City has used the lion's share of the CDBG funds to assist with low-income housing development. Over the past five years the city has committed over \$633,000 dollars in CDBG funds to the Maple Grove Scattered Site Rental Housing Program. To date \$1,317,912 in CDBG funds have been used to provide affordable housing in Maple Grove.

Housing related public service activities have included First-Time Homebuyer Workshops & Counseling, Foreclosure Prevention, Rehabilitation/Maintenance Assistance, Reverse Mortgage, Energy Assistance, Budget Counseling and Tax Assistance programs through Community Action Partnership for Suburban Hennepin (CAPSH). HOME Line services has provided a free hotline for assistance with Renter Counseling, Education and High School Renter Education Program.

In order to assist low-income homeowners in need of housing rehabilitation funds, the City has provided \$100,000 in CDBG funds to the Hennepin County Rehabilitation Program over the past five years. These funds serve to fix up the existing housing stock and stabilize neighborhoods.

### **Fix Up Fund**

The City of Maple Grove through Minnesota Housing Finance Agency offers fixed rate loans in an effort to provide affordable home improvement programs to residents. This

program provides low-interest loans to qualifying homeowners for home repairs and improvements.

**Livable Communities Local Housing Incentive Account (LHIA)**

In 1995 the City of Maple Grove was the first City to sign up as a participant in the Livable Communities Act. The City has been contributing funds to the program since 1995, and in 1998 the City received a grant of \$300,000 for a 19 unit affordable housing development that was constructed in the summer of 1999.

**The Livable Communities Act Annual Housing Performance Survey**

Although there will always be opportunities for innovation in addressing housing matters, the above programs and practices combined with the City’s land use policies and zoning and subdivision regulations have contributed to Maple Grove’s consistent achievement of relatively high scores in the Metropolitan Council’s Livable Communities Act Annual Housing Performance Survey often placing in the top 10 or 20 communities (see chart below) out the 185 communities and townships in the Metropolitan area.

**Table 4.11** Metropolitan Council Livable Communities Act Housing Performance Survey Results

<b>Metropolitan Council LCA Housing Performance Survey</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
<b>Affordable Units (Owner Occupied)</b>	<b>304</b>	<b>230</b>	<b>109</b>	<b>307</b>	<b>271</b>	<b>166</b>	<b>73</b>
<b>Maple Grove Score</b>	<b>72</b>	<b>74</b>	<b>84</b>	<b>76</b>	<b>76</b>	<b>**63</b>	<b>81</b>
<b>*Maple Grove Metropolitan Ranking</b>	<b>17<sup>th</sup></b>	<b>11<sup>th</sup></b>	<b>8<sup>th</sup></b>	<b>13<sup>th</sup></b>	<b>16<sup>th</sup></b>	<b>**23<sup>rd</sup></b>	<b>11<sup>th</sup></b>

\*rank among 185 metropolitan cities and townships

\*\* Post scoring error discovered omitting credit for participation in plat monitoring program

**Metropolitan Council Plat Monitoring Program**

Maple Grove was among a few leading communities that were charter participants in the Metropolitan Council Plat Monitoring Program. The primary objective of the program is to quantify, on a regional and community by community basis, the relative efficiency of development of residential lands and utilization of infrastructure.

**Local Controls**

The City of Maple Grove has used a variety of local controls to assist or enhance affordable housing development:

- Extensive use of the PUD process to allow flexibility in residential design
- Generous Density allowances, especially in the Gravel Mining Area
- Provide Density Bonuses for affordable housing

- Provide bonuses in the Project Point System for affordable housing
- Waived portions of assessments
- Waived portions of park dedication requirements

### **Local Fiscal Devices**

The City of Maple Grove has used the following local fiscal devices to assist affordable and life cycle housing developments:

- Tax Increment Financing
- Local HRA Tax Levy
- Housing Revenue Bonds
- Essential Function Bonds
- Community Development Block Grant funds