

Community Development Committee

Meeting date: January 21, 2020

Environment Committee

Meeting date: January 28, 2020

For the Metropolitan Council meeting of February 12, 2020

Subject: City of Maple Grove 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21999-1

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Maple Grove to place its 2040 Comprehensive Plan into effect.
2. Revise the City's sewer-serviced forecasts upward for population and households as shown in Table 2 of the attached Review Record.
3. Advise the City to implement the advisory comments in the Review Record for Surface Water Management, Land Use, and Water Supply.

Recommendation of the Environment Committee

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

Summary of Community Development Committee Discussion/Questions

Senior Planner, Raya Esmaili, presented the staff's report to the Committee. No representatives from the City of Maple Grove were in attendance.

The Community Development Committee unanimously recommended approval of the proposed action with no questions or discussion at its meeting on January 21, 2020.

Summary of Environment Committee Discussion/Questions

No comments or questions. The proposed recommendation was approved on the consent agenda at the Environment Committee January 28, 2020 meeting.

Community Development Committee

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Subject: City of Maple Grove 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21999-1

District(s), Member(s): District 1, Judy Johnson

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

Staff Prepared/Presented: Raya Esmaeili, Senior Planner (651-602-1616)
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

Division/Department: Community Development / Regional Planning
Environmental Services / Technical Services

Proposed Action

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

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Maple Grove to implement its 2040 Comprehensive Plan (Plan).

Community Development Committee

1. As stated in the *Local Planning Handbook*, the City must take the following steps:
 - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
 - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
 - c. Submit to the Council a copy of the City Council resolution evidencing final adoption of the Plan.
2. The *Local Planning 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 to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the 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 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

Background

The City of Maple Grove is located in north-central Hennepin County. It is surrounded by the communities of Dayton, Champlin, Brooklyn Park, Osseo, New Hope, Plymouth, Medina, Corcoran, and Rogers.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines 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 (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent, with proposed changes to sewer-served forecasts
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

Thrive Lens Analysis

The proposed 2040 comprehensive plan is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

Funding

None.

Known Support / Opposition

There is no known local opposition to the 2040 comprehensive plan.

REVIEW RECORD

City of Maple Grove 2040 Comprehensive Plan

Review File No. 21999-1, Business Item No. 2020-17 JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

Regional Parks and Trails

Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)

The Plan conforms to the 2040 Regional Parks Policy Plan (RPPP) for the Regional Parks System element. Three Rivers Park District is the Park implementing agency for Regional Parks System components in the City of Maple Grove, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves, or Special Recreation Features located within the City include Eagle Lake and Fish Lake regional parks and Elm Creek Park Reserve. Regional Trails located within the City include the Medicine Lake, Rush Creek, and Crystal Lake regional trails. There are no State or Federal recreation lands within the City. (see Figure 1)

Regional Transportation, Transit, and Aviation

Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)

The Plan conforms to the 2040 Transportation Policy Plan (TPP) adopted in 2015. It accurately reflects transportation system components of the TPP. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight. The Plan is compatible with the Plans of adjacent and affected governmental units.

Roadways

The Plan conforms to the Roadways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials including planned additions and improvements identified in the Current Revenue Scenario, and any right-of-way preservation needs. These include pavement improvements and expansion along I-94, and the addition of bus shoulders on TH 169.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting is consistent with the regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use. They include sub-area studies conducted as part of the City's Land Use Plan. The Plan accurately describes the status of such facilities, including needs for right-of-way and the likelihood and timing of funding.

Transit

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Areas III and IV.

The Plan is also consistent with the policies of the Transit system element of the TPP. The Plan addresses community roles related to its Community Designation of Suburban Edge, as well as the opportunities and challenges related to its Transit Market Areas. The Plan strengthens the existing transit system and lays the groundwork for improved transit services by planning to expand services that support local economic development initiatives, planning for services that connect to nearby transitway investments, and by introducing MY RIDE (formerly Dial-a-Ride), a demand responsive transit service.

Aviation

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions, and addresses seaplane use.

The Plan identifies Crystal Airport and addresses elements of its long-term comprehensive plan. The Plan addresses issues including land use compatibility, noise sensitivity, and the protection of airspace from obstructions. The Plan addresses the land use impacts due to the buffer zones around the Crystal Airport.

Bicycle and Walking

The Plan is consistent with the Bicycle and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of and connections to the Regional Bicycle Transportation Network (RBTN) and regional trails. The Plan proposes preferred alignments for RBTN corridors on Bottineau Boulevard, Elm Creek Boulevard, 93rd Avenue North, among others, and clearly identifies the alignments as “proposed for the RBTN.”

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified on the RBTN map.

Freight

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the City, including accessibility to freight terminals and facilities. These specific needs include addressing truck travel reliability and freight mobility concerns.

Transportation Analysis Zones

The Plan conforms to the TPP regarding TAZ allocations. The City’s TAZ allocations for employment, households, and population appropriately sum to the Metropolitan Council’s citywide forecast totals for all forecast years.

Water Resources

Wastewater Service

Reviewer: Kyle Colvin, Environmental Services (ES) – Engineering Programs (651-602-1151)

The Plan conforms to the *2040 Water Resources Policy Plan (WRPP)*. It represents the City’s guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council’s assigned forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through Council Interceptors 9004 and its various segments, and 7015A, B, and C. All flow is treated at the Council’s Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 32,975

sewered households and 47,000 sewer employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth forecasts.

The Plan provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Metropolitan Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the sewer element of the Plan.

The Land Use Plan reflects an overall minimum residential sewer density that is consistent with Council policy for future sewer residential growth for Suburban Edge communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) and private sanitary sewer systems. The Plan includes a summary of activities and programs intended to mitigate I/I in both the public and private property systems including annual inspections, repairs, and upgrades to the public collection system. The Plan states that the City will also perform studies to evaluate private property I/I contributions, but relies on a public education effort and voluntary I/I mitigation on private property. The City has a short-term plan to rehabilitate over 60,000 feet of sanitary sewer between 2019 and 2021 and has identified various I/I implementation activities that equates to nearly \$2.5 million of annual work.

The Plan describes the requirements and standards for minimizing I/I and references City Ordinance (Section 34-117, Parts a and c) that prohibits the discharge of any storm water, surface water ground water, runoff, subsurface drainage, or cooling water to the sanitary sewer system. The Ordinance does not specifically state that if found such connections are required to be disconnected.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering both the municipal and private property sewer systems. The Plan states that approximately 5% of the homes within the City were built prior to 1970 when private service laterals were predominantly vitrified clay tile pipe, and further states that these services have not been evaluated for I/I susceptibility. By comparing recent wastewater flow generation during winter months and comparing it to annual average flow, the City has determined that approximately 7% of the City's average annual flow from I/I. The City also determined that in June 2014, during extreme wet weather conditions, wastewater flow was 30% above base flow.

Comprehensive Sewer Plan Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Suburban Edge communities. It was found to be complete and consistent with Council policies and the regional wastewater system plan. Upon adoption of the Plan by the City, the action of the Council to approve the Comprehensive Sewer Plan becomes effective. At that time, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the approved Comprehensive Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

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

The Plan is consistent with the 2040 WRPP for local surface water management. City of Maple Grove lies within the oversight boundaries of the Elm Creek, Shingle Creek and West Mississippi River Watershed Management Commissions (WMCs). The City submitted a draft Local Water Management Plan (LWMP) update to the Council in January 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and WMCs in a letter dated March 7, 2018. The LWMP was approved by the Elm Creek WMC on November 18, 2018, and by the Shingle Creek and West Mississippi River WMCs on May 10, 2018. The Plan incorporates the City's LWMP in an Appendix.

Advisory Comments

Council staff request that the City provide the date it adopts the final LWMP, when it is available.

Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City's Plan and find that it is consistent with the Council's policies, as detailed below.

Forecasts

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

The Plan includes the Metropolitan Council forecasts for the City (table 2.1 and Transportation Chapter table 5 of the Plan). For reference, Council's forecasts are shown in Table 1 below.

Table 1. City of Maple Grove Forecasts

	Census	Estimated	Council Forecasts		
	2010	2018	2020	2030	2040
Population	61,567	66,903	70,900	80,500	89,700
Households	22,867	25,692	26,600	29,900	33,100
Employment	29,877	35,898	38,400	42,600	47,000

The Comprehensive Sewer Plan includes a sewer-serviced forecast table. There is a change from the sewer-serviced forecast included in the Council's 2015 System Statement. The Council will revise the sewer-serviced forecast to what the City provided (table 2.2 of the Comprehensive Sewer Plan), as underlined in Table 2 below.

Table 2. City of Maple Grove Sewer-Serviced Forecasts (served by Metro Plant)

	Census	Council Forecasts		
	2010	2020	2030	2040
Population	58,637	<u>70,515</u>	<u>80,152</u>	<u>89,387</u>
Households	21,892	<u>26,446</u>	<u>29,761</u>	<u>32,975</u>
Employment	29,877	38,400	42,600	47,000

Chapter 2 of the Plan (tables 2.2 and 2.5) describes land supply for future housing. Council staff are aware of 13 housing projects currently in the development pipeline (both apartment buildings and new subdivisions) that will add 2,300 housing units in the short-term. If all the planned land supply was developed, Maple Grove could accommodate a minimum of 4,308 to a maximum of 9,746 additional housing units. Land supply is determined to be sufficient to accommodate the growth forecast.

Thrive MSP 2040 and Land Use

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the *Thrive* community designation of Suburban Edge (Figure 2). *Thrive* describes Suburban Edge communities as communities that have experienced significant residential growth beginning in the 1990s and continuing to the 2010s. At least 40% of the land in these cities is developed, but significant amounts of land remain for future development.

Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment, and to target opportunities for more intensive development near regional transit investments.

The existing land uses in the City of Maple Grove are predominately residential (over 50%). The City includes commercial and industrial development along key transportation corridors, including highways

I-94, I-494, 169, and 610. The land use plan includes the Gravel Mining Area (GMA) on the eastern side of the City (Figure 3). This approximately 2,000-acre area is owned and operated by several companies. Mining activities are expected to gradually decrease, and development will continue to occur in a phased manner. Approximately 16% of the City is parks/open space.

The Plan is consistent with Thrive for land use and residential density policies for a Suburban Edge community designation. As shown in Table 3 below, with credit from participation in the Council’s Plat Monitoring Program, the City is planning to accommodate new sewer residential development at a minimum net density of 3.92 units per acre, consistent with Council policy.

Table 3. Planned Residential Density, City of Maple Grove

Category	Density		Net Acres	2020-2040 Change	
	Min	Max		Min Units	Max Units
Low-Medium Density Residential	1	4	860	860	3,440
Medium Density Residential	4	10	169	676	1,690
High Density Residential	10	18	54	540	972
GMA – Low Density	3	5	15	45	75
GMA – Medium Density	7	9	16	112	144
GMA – High Density	24	33	15	360	495
Mixed Use*	10	22	80	800	1,760
Planned Land Use Totals			1,209	3,393	8,576
Plat Monitoring Data (2000-2018)			2,022.4	9,269	
	TOTALS		3,231.4	12,662	
			Overall Density	3.92	7.09

*Reflects actual acreage in sub-areas. All mixed-use projects to be reviewed as a planned-unit development.

The future land use plan includes not only conventional land use designations (non-GMA), but it also defines special land use categories within the GMA (Figure 4). GMA land uses include residential, commercial, and industrial uses, as well as designations that allow for a mix of uses. The Plan acknowledges that while these uses can allow for residential development, it does not provide expected proportions of residential or other types of uses, and therefore no information for these areas were included in density calculations (Table 3).

The Plan stages development to accommodate forecasted growth between now and 2040. The Plan also illustrates the planned staging in the development staging map (Figure 5), which shows the City’s estimated phasing of development, including conceptual plan for extension of sewer, water, and roads, as well as areas for post-2040 growth accommodation within the GMA on the eastern side of the City.

Advisory Comments

- If a residential project is expected under the GMA Regional Mixed Use category, a comprehensive plan amendment will be needed to define the residential share of this category, as well as an allowable density range of development.
- The Plan’s Mixed Use description has an allowed density range of 10-22 units/acre and may go up to 43 units/acre with qualifying assisted living and memory care units. The Plan also indicates Mixed Use densities may go higher with clearly defined objectives. The City is advised to provide a comprehensive plan amendment, which delivers further detail providing a threshold by which the maximum density could be exceeded and under what conditions.

Housing

Reviewer: Tara Beard, CD – Housing (651-602-1051)

The Plan is consistent with the *2040 Housing Policy Plan*. As of 2016, the City has nearly 26,000 homes including 4,200 multifamily units and 21,600 single-family homes. About 4,300 homes are rented. More than 12,700 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), with the majority affordable to households earning between 51-80% AMI. However, nearly 3,700 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are 100 units affordable to households with income at or below 30% AMI and nearly 1,100 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance and reinvestment in existing housing stock, variety of housing types for all stages of life, and housing for aging populations. The City has more than 500 units of publicly subsidized housing.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 1,188 units; 694 of which are needed at prices affordable to households earning 30% of AMI or less; 310 of which are needed at prices affordable to households earning between 31 and 50% of AMI; and 184 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 6 of this report, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of eight units per acre to allow for development of at least 1,560 new housing units.

The housing implementation plan component of the Plan describes that the City will consider TIF, housing bonds, and tax abatement for projects that offer units affordable at or below 30% AMI. The Plan also indicates that the City will consider a local 4d tax program for units affordable at or below 30% AMI. The City states that they will conduct a household study to learn more about the needs of households earning at or below 30% AMI.

Water Supply

Reviewer: John Clark, ES – Water Supply Planning (651-602-1452)

The Plan is consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse.

The City's local water supply plan (LWSP) was submitted to the Minnesota Department of Natural Resources (DNR) in October of 2017 and reviewed under separate cover by the Metropolitan Council in June of 2018.

Advisory Comments

The City's LWSP is currently under review by the DNR. If any changes are made to the LWSP based on the DNR's review, the City will need to provide the Council with the revised version of the plan.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that there are approximately 154 individual SSTS and no public or privately-owned Community Wastewater Treatment Systems in operation within the City. City Code Article III, Chapter 34, Section 111 specifies criteria for SSTS design and installation, and Hennepin County provides SSTS permitting, inspection, and maintenance management oversight within the City as detailed in Hennepin County Ordinance 19.

Special Resource Protection

Solar Access Protection

Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)

The Plan is consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the required planning elements.

Aggregate Resource Protection

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

The Plan identifies, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, the presence of viable aggregate resources within the City that continue to be actively mined as a conditional use. The City administers mining of aggregate resources and subsequent development of areas following resource extraction within the approximate 2,000-acre aggregate resource area through its "Gravel Mining Area Special Area Plan" (GMASAP). The GMASAP has been incorporated into the Plan in an appendix and is periodically updated to ensure that continued mining of aggregate resources is carried out in harmony with planned urbanization. Phased urban development began following the initial development of the GMASAP in 1997. Mining is anticipated to continue for another 20 years.

Historic Preservation

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan mentions that there are no historic sites listed on the National Register of Historic Places within the boundary of the City. However, the Maple Grove Historic Society, with support from the City, is actively working on identifying important resources related to the history of the city to ensure their preservation as the city nears full development.

Plan Implementation

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan includes an implementation chapter that addresses the timelines of all actions and strategies related to each component of the Plan. Moreover, each chapter includes additional implementation goals that are addressed in more detail. The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, the SSTS code, and the housing implementation program. The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan.

Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed Plan is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

Documents Submitted for Review

In response to the 2015 System Statement, the City submitted the following documents for review:

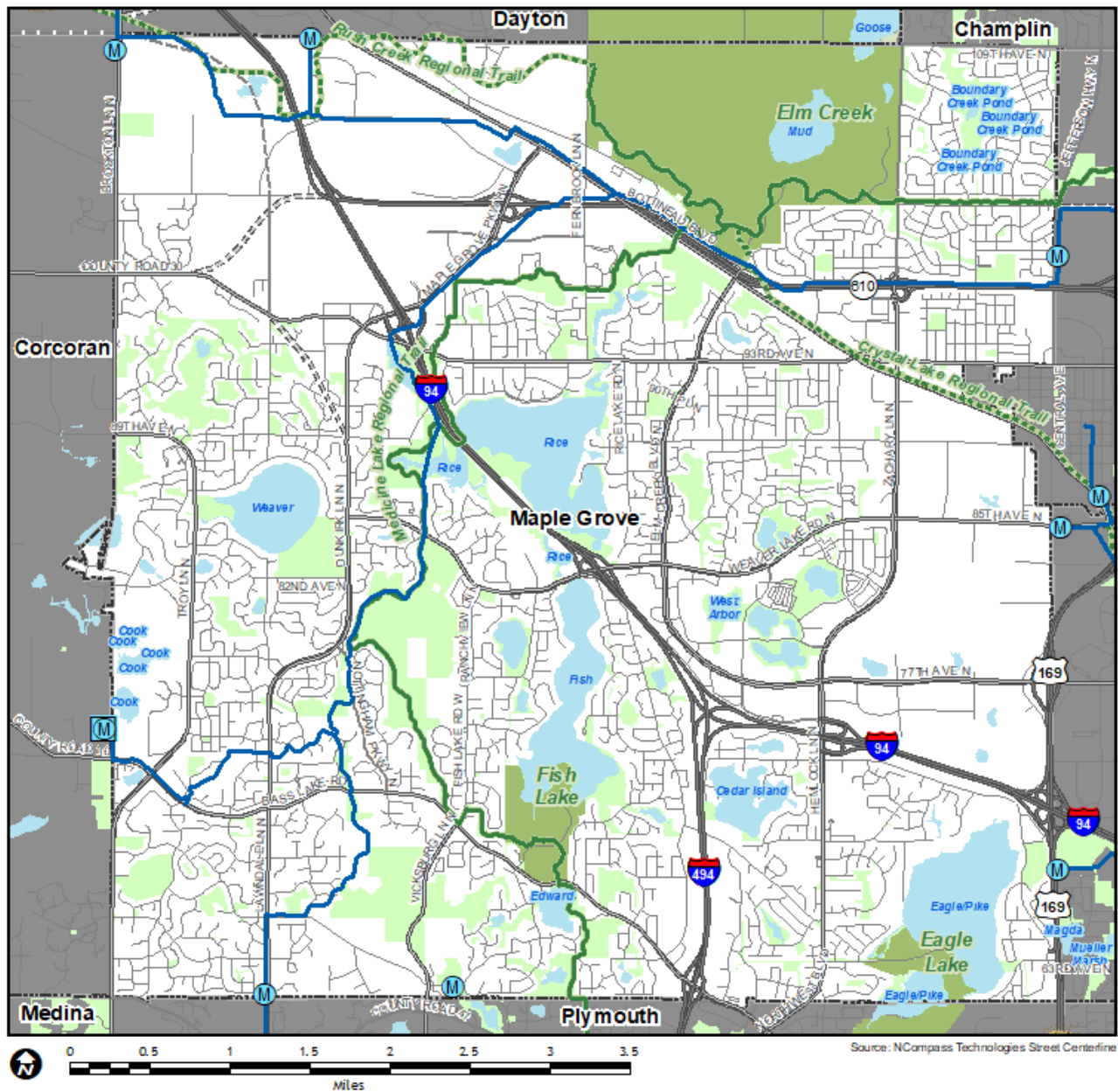
- June 28, 2018: Maple Grove Preliminary 2040 Comprehensive Plan
- March 21, 2019: Maple Grove 2040 Comprehensive Plan
- July 23, 2019: Updated 2040 Comprehensive Plan
- August 9, 2019: Revised Land Use Tables
- August 29, 2019: Deadline Extension Request
- November 19, 2019: Revisions to Wastewater and Implementation

- December 11, 2019: Lift Station Capacity Data

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Future Land Use
- Figure 5: Development Staging
- Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Regional Systems

Transportation

- Transitways**
 2040 Transportation System Policy - adopted January 2015
- Existing
 - Planned Current Revenue Scenario
 - Planned Current Revenue Scenario - CTIB* Phase 1 Projects
 - Potential Increased Revenue Scenario

- Regional Highway System**
- Existing Principal Arterials
 - Planned Principal Arterials
 - Existing Minor Arterials
 - Planned Minor Arterials
 - Existing Other Arterials
 - Planned Other Arterials

Recreation Open Space

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

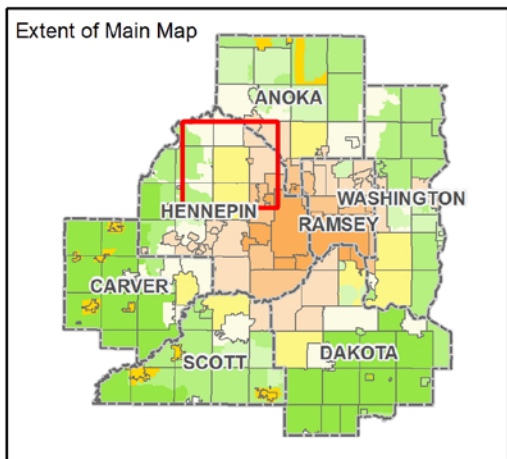
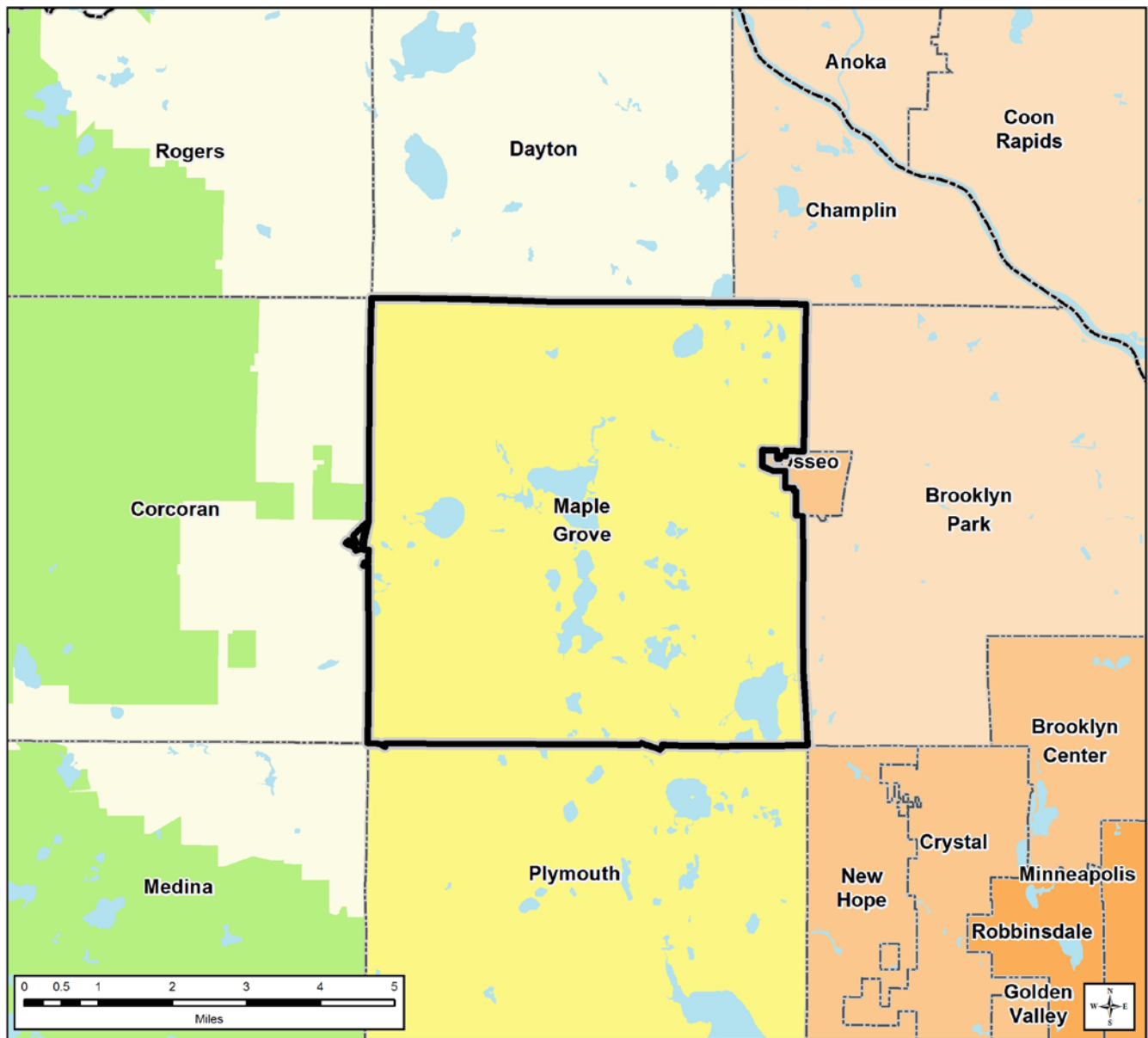
Wastewater

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

Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
 - Search Area
 - Regional Trail Search Corridors
 - Local Streets
 - Existing State Trails
 - Other Parks, Preserves, Refuges and Natural Areas
- * Counties Transit Improvement Board (CTIB)

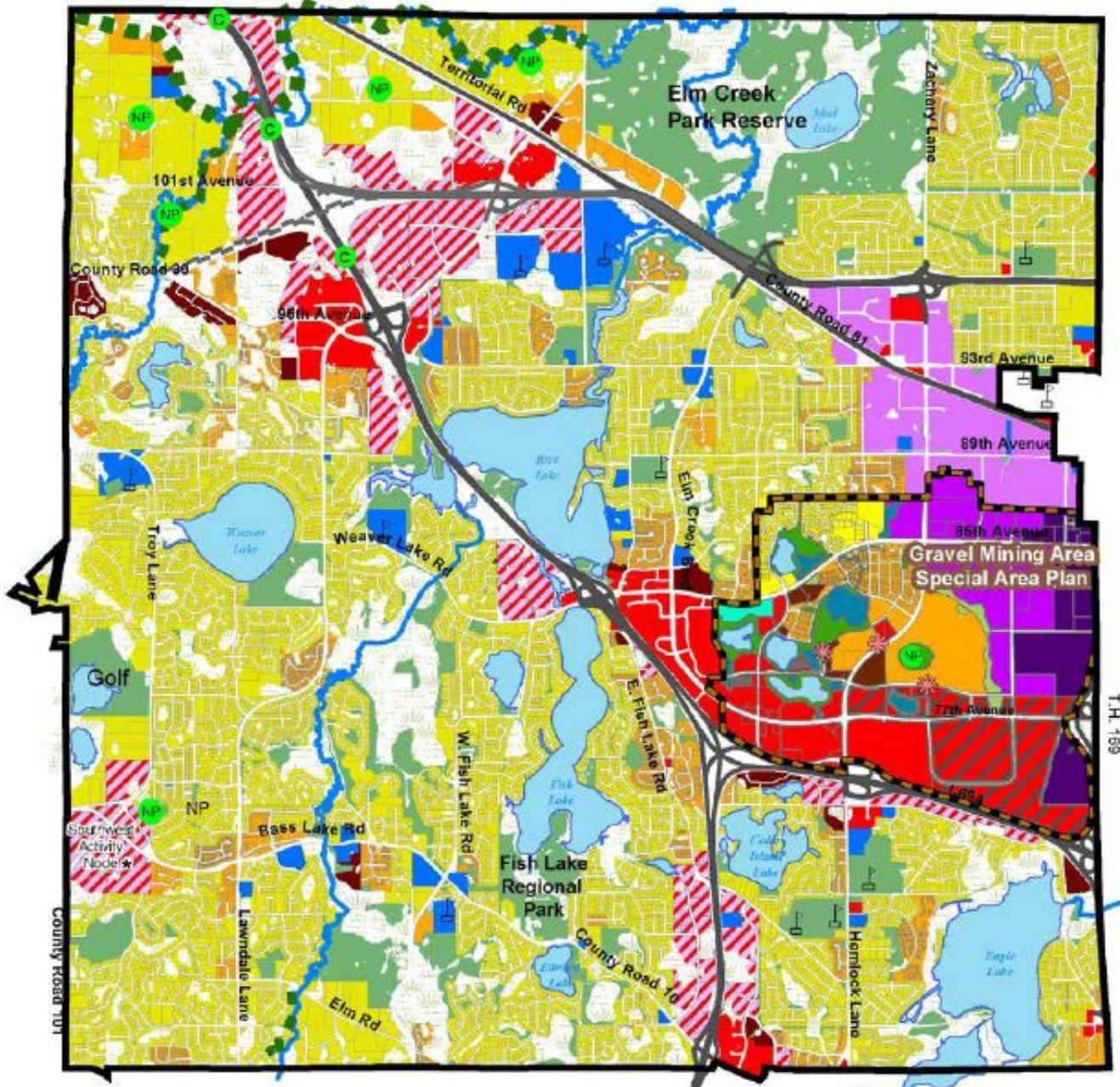
Figure 2. Thrive MSP 2040 Community Designations



Community Designations

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

Figure 3. Existing Land Use



Land Use Plan-2008 Update

- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Mixed Use
- Public/Semi-Public
- Park, Golf Course or Protected Open Space
- ROW
- Wetland or Floodplain
- Schools

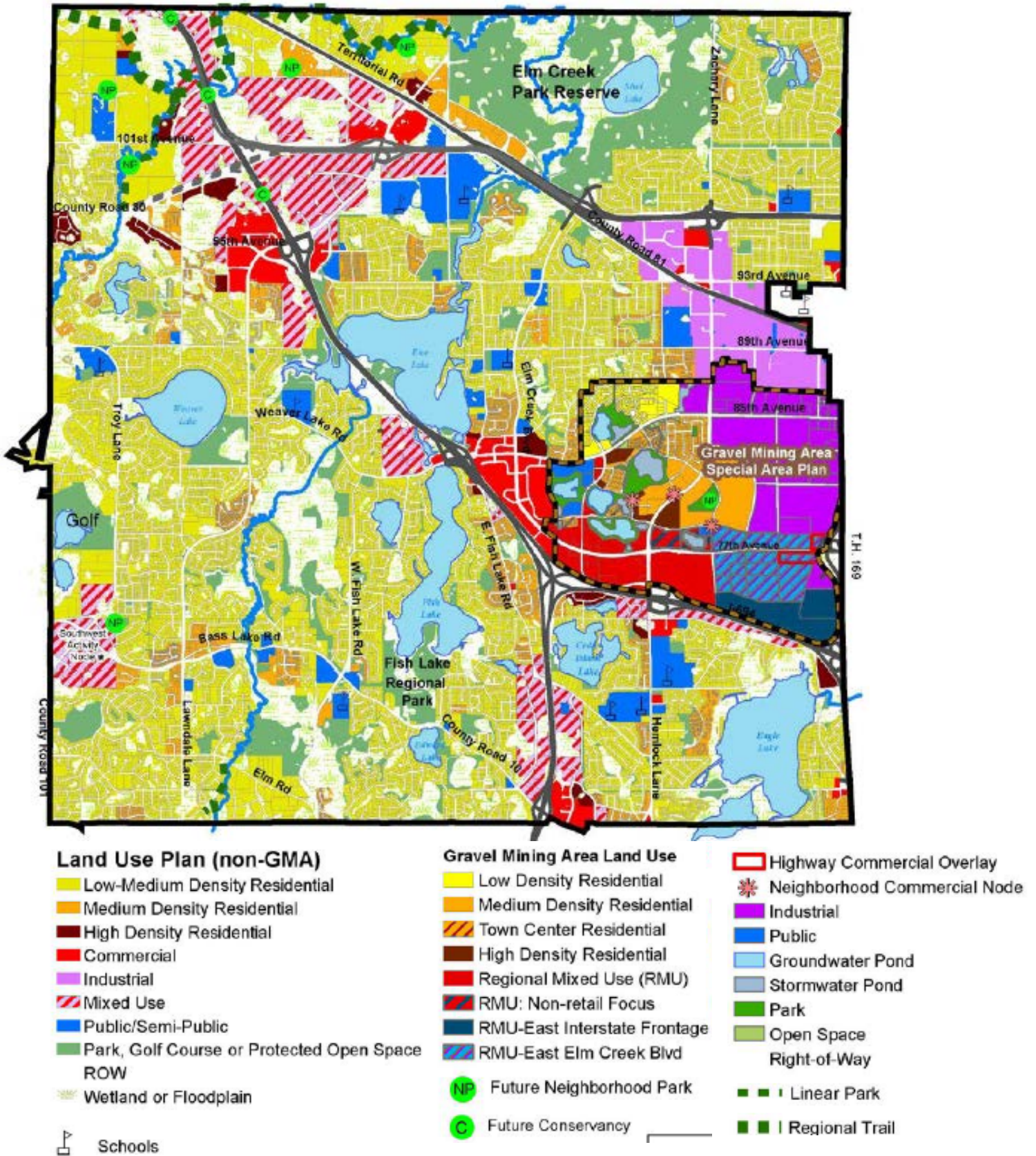
GMA-2008 Update

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Regional Mixed Use (RMU)
- RMU-Non-Retail Focus
- Neighborhood Commercial Node
- Office/Warehouse
- Industrial-Existing
- Community Center
- Lake
- Park
- Open Space
- Stormwater Pond
- Right-of-Way

- NP Future Neighborhood Park
- C Future Conservancy
- Linear Park
- Regional Trail

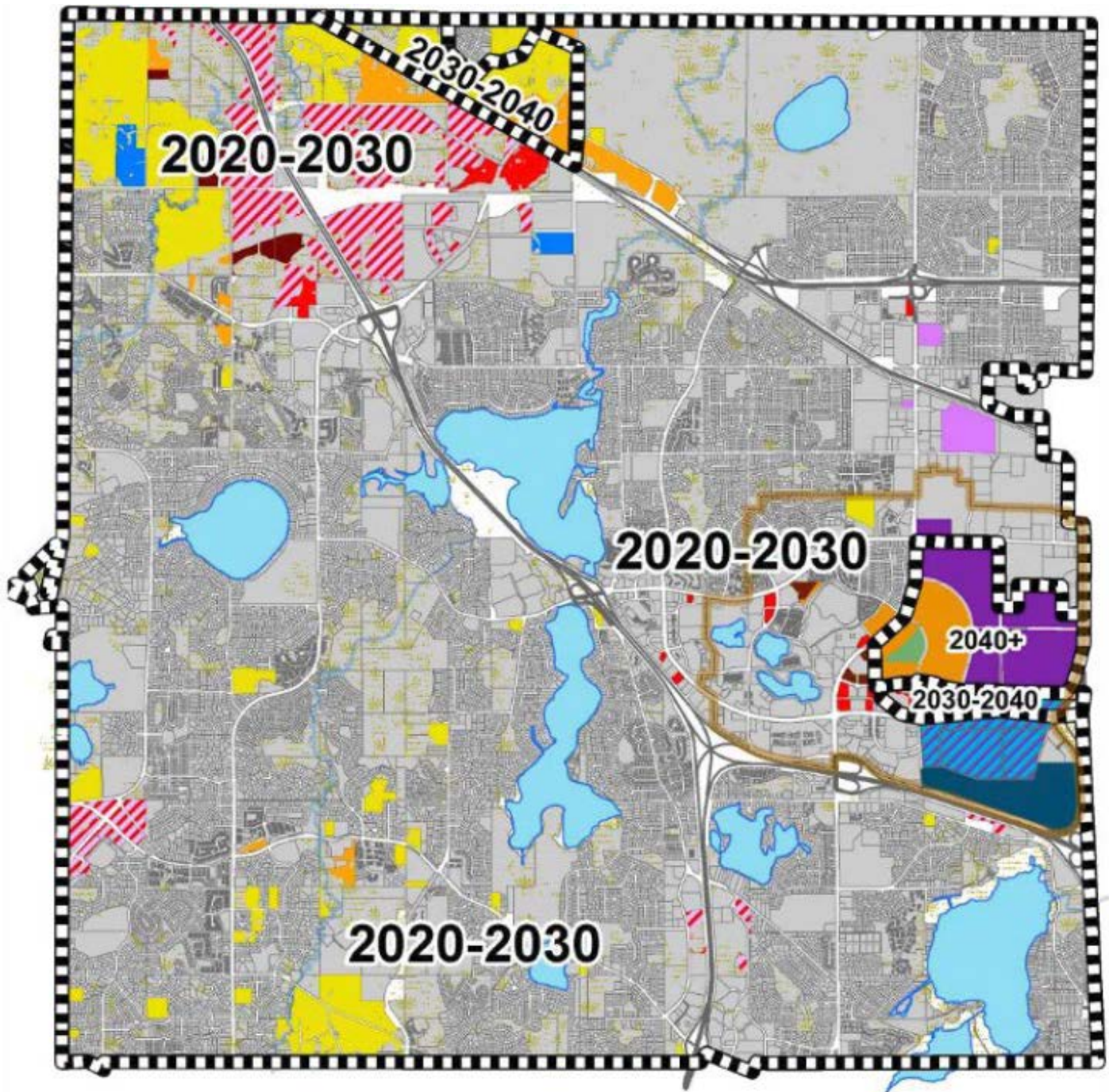
* See Figure 2.10 and Section 2.4a in Land Use Plan

Figure 4. 2040 Future Land Use



* See Figure 2.16 and Section 2.12 in Land Use Plan

Figure 5. Development Staging



Legend	
Undeveloped Land	
Low-Medium Density Residential	GMA-Low Density Residential
Medium Density Residential	GMA-Medium Density Residential
High Density Residential	GMA-High Density Residential
Commercial	GMA-Regional Mixed Use
Industrial	GMA-RMU East-Interstate
Mixed Use	GMA-RMU-East-Elm Creek
PUB	GMA-Industrial
	Park

Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **1188 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	40.90		10		100%		409
Mixed Use high Density	79.80		10		100%		798
GMA-High Density Residential	14.70		24		100%		353
Total	135						1,560

Sufficient/(insufficient) units possible against share of regional need: **372**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **372**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**

