Chapter 5: Land Use Plan

The City of Maplewood’s land use plan plays a key role in guiding development and redevelopment in Maplewood. The future land use plan identifies the location and intensity of future development and redevelopment within the City, and establishes a framework in which future development will occur. This plan is intended to guide redevelopment of the existing developed or urbanized area of the City as well as future development and growth to achieve the community’s objectives for balanced and efficient growth and protection of natural resources.

The City is unique among its suburban counterparts in the Twin Cities in that it is almost fully developed. There are still areas of undeveloped land throughout the City but the majority of growth opportunities will come through redevelopment. It is this blend of old and new opportunities in both the mature and developing areas of the community that will shape the Future Land Use (FLU) plan and guide areas for continued residential and commercial/industrial growth, shaping the future of Maplewood.

The City also has an abundant amount of natural resources that it desires to protect and preserve to maintain and enhance the rural character of the City. This Land Use chapter combined with the Natural Resources and Park, Trails and Open Space chapters define ways to allow for development and growth to continue but intelligent ways to preserve these important resources.

It is anticipated that there will be opportunities for development and redevelopment within the MN Highway 36 and U.S. Highway 61 corridors. Within the 2030 planning time frame, the majority of this growth will be commercial mainly within the two highway corridors. The portion of the City south of Carver Avenue remains largely either developed with low density residential, undeveloped/open space or has been designated for future residential growth. All future projections discussed within the chapter are based on “net” calculations allowing for wetlands to be protected from development and not included in potential development scenarios.

During its planning process, the City focused its efforts on planning for future growth and development staging in a contiguous and well-timed sequence for 2030, while maintaining important natural resource areas. Preservation of these valuable areas is further accomplished by increasing density and development potential within the existing residential areas in the City. Several mixed use designation in the City will provide for a variety of uses at a higher density. This land use designation provides for additional opportunity to accommodate forecasted growth, including potential affordable housing, while managing the extension of new growth.

Purpose

The Land Use plan is interrelated with all the elements, goals and objectives of the Comprehensive Plan. The purpose of the Land Use plan is to designate the type, location and density of land uses in the City. In doing this, the City considered the following items:

- Community goals and objectives.
- Natural resources.
- Supportive elements, such as transportation drainage systems and utilities.
- Existing and future problems.
- Coordination with surrounding communities and metropolitan facilities.
Goals and Objectives

The City of Maplewood developed land use goals and objectives. The goals and objectives are the foundation of the plan, as they define what the community should look like in the future. The City’s future land use plan is based on these goals and objectives. Further discussion in the chapter will address how certain future land use decisions, types of land uses, and styles of development will achieve these goals and objectives.

The goals and objectives are organized according to topic area, and are listed below.

Community, Residential and Neighborhood Goals

Goal 1: Create a unified vision and future for the City, promote a well-planned community, prevent development and redevelopment from fragmenting neighborhoods, and address the impacts of development and redevelopment on natural aesthetics and view corridors.

Objectives:

1. Provide that the comprehensive plan is kept current and provides a rationale for all land use decisions with city-wide implications.
2. Work closely with neighboring communities to ensure the development of an integrated plan that is consistent with the Metropolitan Council’s requirements and compatible with adjacent jurisdictions.
3. Transitions between distinctly differing types of land uses should not create a negative economic, social or physical impact on adjoining developments.
4. Whenever possible, changes in types of land use should occur so that similar uses front on the same street or at borders of areas separated by major man-made or natural barriers.

Goal 2: Work to update the City zoning and subdivision ordinances and official maps so they are consistent with the intent and specific direction provided within the land-use plan.

Objectives:

1. Provide a clear and concise guide so that developers and builders meet the standards specified within the land-use plan and official controls, including zoning and subdivision ordinances and official maps.
2. Identify and streamline the current permitting and development processes needed to facilitate the type of development and redevelopment desired.
3. Strive for compatibility of adjacent land uses.
4. Create a staging plan for future development, namely in south Maplewood.
5. Update the City’s zoning map to be consistent with the adopted City’s future land use map.

Goal 3: Improve availability of affordable and life-cycle housing.

Objectives:

1. Identify innovative strategies for providing more and affordable life cycle housing.
2. Include a variety of housing types in the City, which includes meeting the Metropolitan Council’s goals for affordable housing through the use of apartments, townhouses, manufactured housing, single family housing, public-assisted housing, low- and moderate-income housing, and rental and owner-occupied housing.

3. Use redevelopment tools to revitalize aging residential properties, made possible by various federal, state, local government, and non-profit programs.

4. Provide expanded opportunities for housing ownership made available by various federal, state, local government and non-profit agencies.

5. Streamline permitting and development processes to ease the rehabilitation or improvement of existing homes and reduce unwarranted cost impacts on the price of entry-level homes.

6. Provide for and designate appropriate areas for high-density and mixed-use development.

Goal 4: Establish neighborhood identity through subdivision design, preservation of significant natural resources, public improvements and parks.

Objectives:

1. Create distinct, identifiable neighborhoods with neighborhood focal points where practical.

2. Support the quality of residential development and redevelopment throughout the City by using education, design review and code enforcement.

3. Require and maintain buffering and visual separation between differing land uses, when possible.

4. Support neighborhood groups interested in neighborhood design.

5. Provide appropriate locations for neighborhood business nodes that provide goods/services for the surrounding area.

6. Encourage developers to identify and protect existing natural resources.

Goal 5: Maintain Maplewood as a separate and distinct City from the larger metropolitan area.

Objectives:

1. Create, strengthen and maintain the appearance of the City’s gateways and key transportation corridors through streetscapes, design standards, trails, lighting, signage and other tools.

2. Create new, interesting, quality designed neighborhoods that relate to their natural settings and surroundings, protect natural resources, provide central parks and open spaces and are interconnected by trails to neighborhoods and community destinations.

3. Coordinate roads, water, sewer and storm drainage systems.

4. Require that new development and redevelopment pay for its share of parks, trails and infrastructure improvements.

5. Maintain high-quality public facilities to meet existing City needs and for new development areas.
6. Phase the installation of public infrastructure improvements to minimize the City's financial risk while accommodating development and redevelopment.

Goal 6: Encourage innovative concepts in either new development or redevelopment areas that provide access to a variety of transportation systems, link life-cycle housing to employment and shopping opportunities, and protect natural resources and open space.

Objectives:
1. Support the use of planned unit development for sites with development challenges including significant natural features to allow for creative design and site preservation.
2. Support multifamily residential development in locations accessible to public transportation and community services and facilities.
3. Encourage more intense development and redevelopment along existing transit corridors.

Goal 7: Coordinate land use planning with transportation.

Objectives:
1. Analyze the traffic generation characteristics of proposed land uses to avoid exceeding the capacity of local, county, and regional roadways.
2. Consider the impacts to neighborhoods, especially to residential land uses, when planning new or upgrading existing roadways.
3. Plan for alternative modes of transportation.

Goal 8: Maintain and upgrade environmental quality and, where needed, reclassify land uses.

Objectives:
1. Require all new development and redevelopment to meet state and federal laws, including Minnesota Pollution Control Agency (MPCA) regulations, unless a variance is obtained from the regulating agency.
2. Use best management practices to reduce non-point source pollution in stormwater
3. Carefully regulate development and redevelopment that is near to or alters natural drainage systems.
4. Use Ramsey County’s Soil Survey to identify possible areas with soils not suitable for building sites.
5. Coordinate with Watershed Districts in the review of development and redevelopment requests.
6. Encourage the use of rain gardens and other stormwater best management practices in residential areas.
7. Utilize best management practices to protect and enhance natural resources during development and redevelopment.
Economic Development and Commercial Goals

Goal 9: Promote efficient, planned commercial and industrial expansion within the City.

Objectives:

1. Identify key commercial and industrial development opportunities within the City’s planned growth areas in locations with access to major transportation systems and to the public infrastructure systems.
2. Encourage compact commercial development that will make efficient use of infrastructure and resources.
3. Promote the rehabilitation and redevelopment of existing commercial facilities by continuing to pursue and use financial programs and assistance.
4. Encourage the continued success of the City’s major regional commercial center that includes various types of restaurants, shopping, and entertainment venues for both adults and children.
5. Review and clearly define design standards to promote the consistent application and timely approvals for commercial and industrial development.
6. Encourage and provide incentives for the use of “Green” building techniques in new land development and construction.

Goal 10: Promote Maplewood’s location within the metropolitan region as an advantage in doing business.

Objectives:

1. Work to actively market Maplewood as a great place to live and work.
2. Collaborate with business support organizations to serve the needs of current and future businesses.
3. Use available financial incentives (i.e TIF/tax abatements/grants, etc.) to attract businesses to relocate or start up in Maplewood or to help existing businesses to expand their operations in the City.

Goal 11: Expand and diversify the City’s tax base by encouraging the development of high-quality and attractive commercial businesses.

Objectives:

1. Encourage developers and builders to take advantage of opportunities provided by mixed-use and nodal development design standards especially within designated redevelopment areas.
2. Establish guidelines for the inclusion of green spaces, paths, sidewalks and other people-oriented amenities in commercial areas and throughout the City.
3. Ensure commercial development is dispersed appropriately throughout the community and in designated commercial development areas.
4. Integrate those retail and service commercial activities that serve the neighborhood.
5. Discourage the removal of land from the tax rolls unless it is in the public interest.
Goal 12: Encourage attractive commercial and industrial development while limiting its impacts on surrounding uses.

Objectives:

1. Require adequate off-street parking and loading facilities, while also promoting the use of sharing such facilities between neighboring parcels.
2. Require adequate screening or buffering of new or expanded commercial areas from any adjacent existing or planned residential development.
3. Avoid disruption of adjacent or nearby residential uses by commercial or industrial land uses.
4. Develop walkable neighborhoods with commercial nodes and amenities for residents.
5. Encourage businesses to incorporate green spaces at their campuses.

Existing Land Use

Maplewood’s existing land use contains a variety of uses including mature single family and multifamily residential areas, commercial and industrial uses in close proximity to Highways 36 and 61, new suburban style residential in the southern portion of the City, lake lots, rural residential areas. Many lakes and wetland features are present in the City.

The City’s existing land use is defined by the following categories and locations displayed on following Figure 5.1, Existing Land Use. This figure displays the actual use of the land at the time of preparation of the map.
Generalized Land Use Definitions

Below are the generalized land use definitions as described by the Metropolitan Council. The Metropolitan Council established existing generalized land use for the entire seven-county Twin Cities metropolitan area.

**Single Family Residential:** Residential purposes, including detached one-family homes and manufacturing housing parks. May include some open space within or adjacent to or related to a residential development. This designation is the most prominent in the city.

**Multi-Family/Townhome Residential:** Residential purposes, including duplexes, triplexes, townhomes, apartment buildings, and condominiums. May include open space within or adjacent to or related to a residential development. This designation is applied to older apartment communities and to newer townhome developments mainly located south of Interstate 694.

**Commercial:** This category provides for general retail, service and office uses that serve the whole community.

**Industrial:** This category allows primarily manufacturing and/or processing of products; could include light or heavy industrial land use, or large warehouse facilities. Also includes extractive and railway uses.

**Institutional:** This category includes lands owned by the government for public use such as schools, library, city hall or fire stations and semi-public institutions such as churches and cemeteries.

**Park, Recreation and Preserves:** Primarily for public active recreation activities improved with playfields/ground or exercise equipment, or other similar areas and passive open space park amenities. Typical uses include tot lots, neighborhood parks, community parks, ball fields, public golf courses, public gardens, greenways and trail corridors, beaches, and community centers.

**Undeveloped:** Undeveloped areas that do not serve a commercial, industrial, institutional, or residential purpose. Not all undeveloped areas are developable

**Agricultural:** Vacant lands are used for agricultural purposes.

**Open Water:** Permanently flooded open water, rivers and streams, not including wetlands or periodically flooded areas.

**Major Highway:** Public vehicular rights-of-way.
The current acreage of the City is approximately 11,563 acres. The majority of the City has already been developed. Table 5.1 identifies the current land uses within the City and the percentage of the overall land which is dedicated to that specific use. The table gives the net acreage of each land use, which takes into account wetlands.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential</td>
<td>4,416</td>
<td>38%</td>
</tr>
<tr>
<td>Parks, Recreation andPreserves</td>
<td>2,106</td>
<td>18%</td>
</tr>
<tr>
<td>Undeveloped</td>
<td>1,405</td>
<td>12%</td>
</tr>
<tr>
<td>Commercial – Includes Retail, Office, Mixed Use Commercial</td>
<td>794</td>
<td>7%</td>
</tr>
<tr>
<td>Institutional</td>
<td>707</td>
<td>6%</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>538</td>
<td>5%</td>
</tr>
<tr>
<td>Industrial – Includes Industrial and Utility, Railway, and Mixed Use Industrial</td>
<td>529</td>
<td>5%</td>
</tr>
<tr>
<td>Open Water</td>
<td>458</td>
<td>4%</td>
</tr>
<tr>
<td>Major Highway</td>
<td>456</td>
<td>4%</td>
</tr>
<tr>
<td>Agricultural</td>
<td>154</td>
<td>1%</td>
</tr>
<tr>
<td>Total</td>
<td>11,563</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: Metropolitan Council

Single-Family Residential is the largest land use in Maplewood at 38 percent. Parks, Recreation and Preserves make up the second largest land use in the City, with 18 percent. Twelve percent of the City is undeveloped and 1 percent is dedicated to Agriculture uses.

**Mississippi River Critical Area**

Since 1976, Minnesota state law has required communities with land in the metropolitan Mississippi River corridor to manage that land according to the Critical Areas Act of 1973 and Executive Order 79-19. This includes having a Critical Area Plan to guide development for the land within the river corridor. Maplewood adopted a critical area plan in 1979 (and updated it in 1981) to meet this requirement. The intention of this plan is to manage development to protect resources and to protect the scenic qualities of the river corridor, including the bluffs within the Mississippi River corridor.
The area south of Carver Avenue and west of Interstate 494 in south Maplewood is the part of the City that is in the Mississippi River Critical Area. This area is about 166 acres, of which, about 59 acres (35 percent) are owned by Ramsey County for open space. This open space includes Fish Creek and some of the land on either side of the creek. The other land uses that Maplewood is planning for this area is Low Density Residential and Rural/Low Density Residential. Single dwellings are on or will occupy about 107 acres of the critical area. Many of these properties are already developed while others are vacant or underdeveloped. The properties near Carver Avenue have City sewer and water services while the parcels farther south do not have city utility service.

Since 1981, the City has adopted several ordinances to help protect all sensitive areas and natural feature in Maplewood. These included consolidating the Critical Area Ordinance with the Environmental Protection Ordinance in 1984, updating the Environmental Protection Ordinance in 1989, 1995 and 1996, updating the Floodplain Ordinance in 1991, updating the Shoreland Protection Ordinance in 1996 (consistent with the DNR’s request) and adding a Wetland and Stream Protection Ordinance in 1996.

As part of the City’s last Comprehensive Plan, the Metropolitan Council requested that the City add the following information about the Mississippi River Critical Area Plan.

Maplewood hereby incorporates the goals on the 1976 designation of the Mississippi River Critical Area.

On November 19, 1988, Public Law 100-69 established the Mississippi National river and Recreation Area (MNRRA) as a unit of the National Park System. The MNRA was established by Congress to:

- Protect, preserve and enhance the significant values of the Mississippi River corridor through the Twin Cities.
- Encourage coordination of federal, state and local programs.
- Provide a management framework to assist the State of Minnesota and local governments in the development and implementation of integrated resource management programs and to ensure the orderly public and private development in the area.

The Secretary of the Interior approved a Comprehensive Management Plan for the MNRAA in 1995. This plan lays out a policy level framework for the management of the Mississippi River corridor.

The responsibility for the administration of the Mississippi River Critical Area Program, as described in Minnesota Statues and Executive Order 79-19, was transferred from the EQC/EQB (the Environmental Quality Board) to the Minnesota Department of Natural Resources in 1995.

Maplewood acknowledges that the Mississippi River Critical Area in the City has been designated as “Urban Diversified District.” This district has the following goals:

- The lands and waters shall be used as developed to maintain the present diversity of commercial, industrial, residential and public uses of the lands, including the existing transportation uses of the river.
- Protect historical sites and areas, and the natural scenic and environmental resources.
- Expand public access to and enjoyment of the river.

The City may allow new residential development and other uses in this area if they are compatible with these goals. In addition, Maplewood will require that building and development applications in the Critical Area have enough information to ensure that the new construction is compatible with the character of the Urban Diversified District.

The following are the City’s additional policies for the Mississippi River Critical Area:

Land Use Plan
- The City shall ensure that the location and siting of new structure will keep bluffs and scenic overlooks in their natural state.

- Maplewood will work with the Department of Natural Resources on possible ordinance changes that would affect lands within the Critical Area.

- The City will ensure that future development and construction in the Critical Area will meet or exceed the development standards set by Maplewood ordinances and policies.

- Maplewood requires all new development in the Critical Area to minimize the adverse effects on the environment and to maximize all possible beneficial effects. The City will review these effects when approving site plans or when approving building permits, except for permits for single-family homes.

- Maplewood requires all development in the Critical Area to meet all state regulations for Individual Sewage Treatment Systems (ISTS).

- Maplewood will notify the Minnesota Department of Natural Resources whenever the City receives a development or subdivision application for land within the Critical Area.

- The City shall ensure that new development and construction in the Critical Area minimizes direct runoff onto adjoining streets and watercourses.

- The City shall ensure that new development and construction in the Critical Area improves the quality of runoff onto adjoining streets and watercourses.

- The City encourages the clustering of structure and the use of designs that will reduce public facility costs, which will provide more open space and will improve scenic designs.

Future Land Use

The City of Maplewood, while mostly developed, still has numerous opportunities for development and redevelopment. The City has experienced a slower pattern in residential development recently due to the slowdown in the housing market that has affected the entire region. With this plan, the City seeks to ensure continued investment and reinvestment in the community, while maintaining the existing and unique neighborhood character that exists throughout the City. The City has identified future land use designations to guide the location and intensity of future development in the City.

The City has considered a number of factors in determining these designations, including the location of existing development and infrastructure, forecasts of households and employment growth, environmental considerations and constraints, regional growth strategies, the compatibility of land uses with one another, and other community goals. The ultimate outcome of this process is a plan identifying compatible future land uses that adequately serve the needs of the existing community and anticipates the future needs of the community.

This plan also identified areas for future growth. Developable land is still available within the growth area identified in this plan, although the amount of vacant developable land is decreasing. The land use designations in this growth management plan preserve existing residential areas, allow additional urban residential development, expands commercial areas, encourage contiguous development in order to minimize the cost of infrastructure expansion to the City, and preserve most rural areas through the year 2030.
The Future Land Use Plan will provide a guide for managing future development pressure and growth by identifying future land uses and intensity, in addition to the identification of environmental protection areas. The City supports new development but desires to ensure that growth can be accommodated wisely and in an orderly fashion, while protecting the many natural resources that make up Maplewood. Table 5.2 indicates the number of acres expected to be devoted to each of the major types of land use in 2010, 2015, 2020, 2025 and 2030. The City’s Future Land Use Plan (FLU) is presented in Figure 5.2.

Table 5.2
Future Land Use, 2008

<table>
<thead>
<tr>
<th>Total City of Maplewood</th>
<th>Units / Net Acre</th>
<th>2006</th>
<th>2010</th>
<th>2015</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural/Low Density Residential</td>
<td>0.5</td>
<td>1.5</td>
<td>276</td>
<td>276</td>
<td>276</td>
<td>276</td>
<td>276</td>
<td>0</td>
</tr>
<tr>
<td>Low-Density Residential</td>
<td>2.6</td>
<td>6.0</td>
<td>2,588</td>
<td>2,653</td>
<td>2,718</td>
<td>2,783</td>
<td>2,848</td>
<td>2,915</td>
</tr>
<tr>
<td>Medium-Density Residential</td>
<td>6.1</td>
<td>10.0</td>
<td>1,932</td>
<td>1,998</td>
<td>2,062</td>
<td>2,126</td>
<td>2,191</td>
<td>2,256</td>
</tr>
<tr>
<td>High-Density Residential</td>
<td>10.1</td>
<td>25.0</td>
<td>166</td>
<td>193</td>
<td>220</td>
<td>246</td>
<td>273</td>
<td>300</td>
</tr>
<tr>
<td>Mixed-Use</td>
<td>6.0</td>
<td>31.0</td>
<td>25</td>
<td>44</td>
<td>63</td>
<td>82</td>
<td>101</td>
<td>120</td>
</tr>
<tr>
<td>Commercial and Office</td>
<td>15</td>
<td>50</td>
<td>1,244</td>
<td>1,252</td>
<td>1,262</td>
<td>1,273</td>
<td>1,283</td>
<td>1,293</td>
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<tr>
<td>Industrial and Utility</td>
<td>20</td>
<td>44</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td>45</td>
</tr>
<tr>
<td>Public and Semi-Public</td>
<td>707</td>
<td>707</td>
<td>707</td>
<td>707</td>
<td>707</td>
<td>707</td>
<td>707</td>
<td>707</td>
</tr>
<tr>
<td>Parks, Recreation and Open Space</td>
<td>2,106</td>
<td>2,106</td>
<td>2,106</td>
<td>2,106</td>
<td>2,106</td>
<td>2,106</td>
<td>2,106</td>
<td>2,106</td>
</tr>
<tr>
<td>Undeveloped</td>
<td>1,076</td>
<td>891</td>
<td>706</td>
<td>521</td>
<td>335</td>
<td>147</td>
<td>147</td>
<td>-929</td>
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<tr>
<td>Agriculture</td>
<td>154</td>
<td>154</td>
<td>154</td>
<td>154</td>
<td>154</td>
<td>154</td>
<td>154</td>
<td>0</td>
</tr>
<tr>
<td>Steep Slopes (18% or greater)</td>
<td>27</td>
<td>27</td>
<td>27</td>
<td>27</td>
<td>27</td>
<td>27</td>
<td>27</td>
<td>0</td>
</tr>
<tr>
<td>Wetlands</td>
<td>303</td>
<td>303</td>
<td>303</td>
<td>303</td>
<td>303</td>
<td>303</td>
<td>303</td>
<td>0</td>
</tr>
<tr>
<td>Open water</td>
<td>458</td>
<td>458</td>
<td>458</td>
<td>458</td>
<td>458</td>
<td>458</td>
<td>458</td>
<td>0</td>
</tr>
<tr>
<td>Major Road Right-of-Way</td>
<td>456</td>
<td>456</td>
<td>456</td>
<td>456</td>
<td>456</td>
<td>456</td>
<td>456</td>
<td>0</td>
</tr>
<tr>
<td>Total Acreage within Maplewood</td>
<td>11,563</td>
<td>11,563</td>
<td>11,563</td>
<td>11,563</td>
<td>11,563</td>
<td>11,563</td>
<td>11,563</td>
<td>0</td>
</tr>
</tbody>
</table>

Source: MFRA and Metropolitan Council
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Figure 5.2
CITY OF MAPLEWOOD
2030 COMPREHENSIVE PLAN

Maplewood Future Land Use

- Rural/ Low Density Residential (0.5 - 1.5 Units per Acre)
- Low Density Residential (2.6 - 6.0 Units per Acre)
- Medium Density Residential (6.1 - 10.0 Units per Acre)
- High Density Residential (10.1 - 25.0 Units per Acre)
- Mixed Use (6.0 - 31.0 Units per Acre)
- Commercial
- Industrial
- Government
- Institutional
- Park
- Open Space
- Water

Neighborhoods
January 25, 2010

Figure 5.2 Future Land Use
From the table above it is evident that the City is planning adequately for accommodation of new housing growth, as a variety of densities are identified to support life-cycle housing options. The largest residential category, in terms of acreage, is Low Density residential. The purpose of the Rural/Low Density Residential classification of land use is to ensure that areas of the City are protected for their rural and natural character. This classification is primarily, but not exclusively, in the south Maplewood area.

To further the goal of providing for new growth without premature expansion and without disrupting natural resource planning and preservation, the bulk of new growth and accommodation of density is in the developed area of the City where the Mixed Use classifications will support a density of 6 to 31 dwelling units per net acre. The City will consider densities at the high end of this range while monitoring growth forecasts and sewer capacity to ensure that adequate infrastructure can be provided. The higher densities in these mixed use areas encourages the use of existing infrastructure rather then the premature extension of growth to support density.

### Future Land Use Classifications

Detailed descriptions of 2030 future land use classifications are presented in the discussion below. Linkages to how these future land use classifications address and achieve the community’s land use goals and objectives is also included.

### Residential Land Use Classifications

Currently the majority of Maplewood's residential land use consists of a variety of single family and multi-family residential development in the developed portions of the City and new suburban style development in the southern portion of the City. The City has seen an increase in the development of multi-family residential uses through the construction of townhomes and condominiums. Maplewood’s wide variety of housing options appeals to many existing and future residents, as the City can accommodate residents seeking a wide variety of housing products.

The City’s higher density housing allows for the provision of life-cycle housing in the community to accommodate residents of all ages. This will also create opportunities for more affordable and workforce housing units that will allow those who work in Maplewood to reside in the City as well.

Parks and trails within residential areas will also be required based on the locations indicated on the Parks, Trails, and Open Space Plan found in Chapter 6. Through subdivision administration, the City will work with developers on the required park and trail dedication to ensure the adopted plan is implemented. It will be important to evaluate plans to strategically establish parks, trails and open spaces, and connections to these features to ensure full access by residents of the development and the rest of the community.

The FLU Plan provides for the Metropolitan Council’s forecasted figure of 17,500 households by the year 2030, based on land use designations for 2030. Each residential land use is tied to a density range. Household growth is calculated by multiplying residential land use categories by the appropriate housing density identified for that land use category. It is important to understand that these numbers represent the potential for residential development, and are not a guarantee that maximum potential development will be achieved in each residential area.

To ensure that infrastructure is provided in an efficient and cost effective manner, the Metropolitan Council has established a minimum overall average density requirement of 3 units per net acre for new growth between 2020 and 2030 for developed communities. Maplewood's plan provides for enough residential land at appropriate densities to achieve this goal, as the City’s average minimum net density is more than 6 units per net acre.
Rural/Low Density Residential (0.5 – 1.5 units per net acre)

The City intends the Rural/Low Density Residential classification to offer a rural residential setting and to help protect the City’s natural resources. Future land uses and development shall maintain and embrace the existing rural character as an essential element of neighborhood planning and design. Rural, not urban, planning and servicing principles will apply to these areas. Maplewood intends the rural-style and low density housing to be a long-term and enduring land use in this area. The City may allow the use of density bonuses if the applicant or property owners show how their proposal meets the City’s highest development standards. This classification is intended to have a mix of sewered and non-sewered developments. If appropriate densities are achieved in new developments, they will be sewered. Otherwise, the City’s sanitary sewer plan (contained within the Comprehensive Plan) will be used to determine when urban services should be extended and where it would be appropriate. For developments that are lower in density and will need to utilize on-site systems the Individual Sewage Treatment System (ISTS) standards must be met and will have to provide for adequate acreage.

Low Density Residential (2.6 – 6.0 units per net acre)

Low Density Residential is by far Maplewood’s largest residential classification. The City intends for residential densities of 2.6 to 6.0 units per net acre in this land use category. Maplewood intends to continue this classification for the City’s present practice of mixing attached and detached single-family housing types (including traditional single-family detached homes, detached town houses and two-family homes).

Medium Density Residential (6.1 – 10.0 units per net acre)

The City intends the Medium Density Residential land use for moderately higher densities ranging from 6.1 to 10.0 units per net acre. Housing types in this land use category would typically include lower density attached housing, manufactured housing and higher density single family detached housing units. Some forms of stacked housing (condominiums and apartments) could be integrated into Medium Density areas, but would need to be surrounded by additional green space.

High Density Residential (10.1 – 25 units per net acre)

Maplewood intends the High Density Residential land use for higher housing densities ranging from 10.1 to 25 units per net acre. Housing types in this category would include higher density townhome, condominium and apartment developments in stacked or attached configuration. These housing areas are often located along the freeway and major road corridors and near major shopping and employment areas. Also of importance to the location of High Density Residential is proximity to the parks and open space system, employment, goods and services and transit.

Mixed Use (6 – 31 units per net acre)

The City intends the Mixed Use classification for commercial retail or service businesses, offices and high-density housing. This district would lean residential, with at least 50 percent of development being residential in nature. Commercial and residential development may be combined vertically in the same building. Parking may be in structures to maximize land development intensity. Park space should be small and intimate and may occur in the form of plazas. The intensity of Mixed Use development will vary depending on its location within the City and surrounding uses.
Commercial Land Use Classification

The City's land use classification system has one commercial land use category, which works for any development intended for the provision of goods and services. The City has planned for commercial land to meet increased employment opportunities and to provide areas for commercial and retail services to meet the needs of the City’s growing population.

Commercial

The Commercial classification includes a wide variety of commercial land uses. The City may allow high-intensity uses in this area, subject to performance guidelines. This classification could also provide areas for offices and related uses together with supportive, low-intensity commercial uses, such as clinics, child care facilities, and smaller retail uses that cater to convenience shopping. This land use classification will also work to provide for a transition between high-intensity commercial uses and medium and high-density residential districts. Light industrial uses which accommodate manufacturing, processing, warehousing, and research and development are also allowed.

Industrial Land Use Classification

The City's Future Land Use Plan designates one Industrial classification for the city. The largest area of Industrial is the 3M complex located between McKnight Road and Century Avenue near Interstate 94.

Industrial

The Industrial classification includes lower- and higher-intensity manufacturing and industrial areas, which includes but is not limited to; warehouses, laboratories, wholesale businesses, radio and television stations and other manufacturing and industrial uses. In addition, compatible and supportive office and business uses may be allowed to provide an integrated and attractive employment center.

Supportive Land Use Classifications

The four land use classifications below are more supportive in nature to the above land use classifications. They offer places for citizens to access public and semi-public services and also places for recreations and open space.

Government

The Government classification includes uses such as public schools, fire stations, libraries, water-system facilities and other City-used and owned properties.
Park

Maplewood intends the Parks classification to represent active or passive play areas. Some uses are informal recreation areas while others are more formal with groomed fields.

Open Space

The City intends the Open Space classification to reflect lands that are either undevelopable or that city intends to not develop. Maplewood wants these areas to be used for passive recreational needs, habitat restoration, or as a neighborhood preserve.

Institutional

The Institutional classification includes all religious institutions, cemeteries and private schools. There is currently no zoning district designated for institutional uses. The city requires the approval of a conditional use permit for Institutional land uses in all zoning districts in Maplewood.

Resource Protection

Solar Access

State legislation requires that local comprehensive plans include a solar access protection element. Solar energy can supply a significant portion of the space heating and cooling and water heating requirements of the individual home or business, through the use of active or passive solar energy systems. Maplewood is well-suited for solar energy utilization, since a large number of its streets run east-west, giving many houses a southern orientation. However, the City’s extensive mature tree cover partially shades the typical house. The city can protect solar access on individual properties by:

- Requiring that builders of buildings two or more stories in height demonstrate that their proposals will not reduce winter solar access to the second story or roof of the adjacent building to the north. Solar access should be explicitly reviewed in each development.

LEED-Certified Buildings

In addition to protecting solar access, the City endorses the use of building design techniques that conform with the Leadership in Energy and Environmental Design (LEED) Green Building Rating System or the Minnesota Sustainable Design Guide (MSDG), which provide tools for the design, construction, and operation of high performance and environmentally sustainable buildings and sites. These systems give building owners and operators the tools they need to have an immediate and measurable impact on their buildings’ performance. LEED and MSDG promote a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. These systems provide a roadmap for measuring and documenting success for every building type and phase of a building's lifecycle.
Aggregate Resources

The Metropolitan Council requires cities to identify the location of aggregate resources within the community based on the Minnesota Geological survey within the Comprehensive Plan. A few areas of aggregate resources were identified in Maplewood along the northern edge of the city as well as the southernmost portion of the city. Figure 5.3 displays the aggregate resources within Maplewood. The two classes of aggregate resources identified are defined below.

- **Class 6:** Des Moines Lobe deposits; >20% of bulk natural aggregate retained on #4 sieve; deposit 10-40 feet thick; overburden <10 feet thick; water table deeper than 20 feet; good to limited subsurface data. Material moderate to good quality. Thickness set at 20 feet for computing volume of aggregate resources.

- **Class 7:** Superior Lobe deposits; >20% of bulk natural aggregate retained on #4 sieve; deposit 10-40 feet thick; overburden <10 feet thick; water table deeper than 20 feet; good to limited subsurface data. Material good to excellent quality. Thickness set at 20 feet for computing volume of aggregate resources.

It is unlikely that any of the aggregate resources in the community will be extracted because the community is generally developed. If any property or business owner seeks to extract aggregate resources, the City will explore with them the feasibility of extracting the resources and ensure all required state laws are followed in order to understand the potential impacts of mineral extraction.

Aviation

There currently are no existing or planned aviation facilities within the City of Maplewood. The Metropolitan Council’s Transportation Policy Plan includes policies and text on protection of the region’s airspace resources. These policies state that both Federal Aviation Administration (FAA) and MnDOT’s Aeronautics safety standards must be a major consideration in the planning, design, maintenance and operation of air transportation facilities and services. The City is not within the influence area of any metro system airport; however it is within the region’s general airspace that needs to be protected from potential obstructions to air navigation including electronic interference.

To protect the region’s general air space the City will:

- Ensure local codes and ordinances are consistent with state laws that regulate height of structures that may obstruct general airspace.

- Notify the FAA 30 days in advance of any proposal involving the construction or alteration exceeding 200 feet in height as defined under the provisions of Federal Regulation Title 14 Part 77, using the FAA Form 7460-1 “Notice of Proposed Construction or Alteration”.

Land Use Plan 5-18
Implementation

Implementing Maplewood’s Comprehensive Plan will be an ongoing act of coordinating City actions and investments. The Comprehensive Plan is the most important tool for guiding the development of Maplewood, but the plans, policies and actions contained within can only help achieve the community’s vision for the future. Using the Comprehensive Plan requires striking a balance between adhering to the enduring values described in the Plan and adapting to conditions that change over the life of the Comprehensive Plan.

Formal Adoption

The draft Comprehensive Plan was circulated to adjacent communities and affected jurisdictions for a 6-month review and comment period. After that time, the Planning Commission and City Council formally adopted the Comprehensive Plan after public hearings. The adopted Comprehensive Plan was submitted to the Metropolitan Council for review and a determination that the plan complied with regional system plans.

Communication

To fully implement the Comprehensive Plan, the vision, guiding principles, goals and policies included in the plan must be communicated to the City Council and the City’s boards and commissions. This communication step is not limited to policy makers but will also extend to the larger community. The public should be aware of the process to develop the Comprehensive Plan, how it will be implemented and how they can contribute to the implementation process.

Continuous Monitoring

To ensure that the Comprehensive Plan remains a useful tool for guiding growth, it will be periodically monitored and modified to reflect changing conditions. As part of plan implementation, an annual plan review and corresponding work program will be completed.

Implementation Tools

Official Controls

Official controls are key tools for implementing the Comprehensive Plan. All official controls are required to be consistent with the Comprehensive Plan. Official controls are defined as “ordinances and rules which control the physical development of a city... or any part thereof or any detail thereof and implement the general objectives of the comprehensive plan”. Examples of official controls include zoning regulations, subdivision controls, building codes and official maps.

Other Policy Plans

The Comprehensive Plan refers to other policy plans that Maplewood uses to guide municipal systems, actions and investments. These plans include the Sustainably Plan, Transportation Plan, the Sanitary Sewer Plan, the Surface Water Management Plan, the Parks, Trails and Open Space Plan, the Housing Action Plan and the Natural Resources Plan. These plans serve as ongoing tools for implementing the plans, goals and policies in the Comprehensive Plan.

Capital Improvements Plan

State Law requires that the implementation program for the Comprehensive Plan contain a capital improvement program for transportation, sewers, parks, water supply and open space facilities. The Comprehensive Plan serves as the foundation for ongoing capital improvements planning by the City. The City has created a capital improvements plan (CIP) that matches the estimated project costs over a five-year period with funding sources. The CIP allows the City to prioritize projects and to make best use of available revenues. By looking at future needs, the City is better able to find funding sources to fill gaps and to coordinate projects with other jurisdictions. The CIP is updated and approved annually. The 2010-2014 Capital Improvement Plan is included as an appendix.
Policies
The City uses a variety of policies to implement the Comprehensive Plan. These policies are typically adopted by resolution of the City Council. The Comprehensive Plan identifies a number of policies that would require revision or adoption.

Programs
The Comprehensive Plan identifies a wide variety of new or continued programs for implementing specific goals and policies. These programs include a broad range of activities from regulatory oversight and enforcement, public education, environmental management, and grants.

Future Studies
The City uses technical studies as tools for implementing the Comprehensive Plan. Previous studies have examined future housing needs and future areas for commercial and industrial development. Certain development projects require formal studies to evaluate the environmental implications of planned development. The City will continue to use additional studies to provide the information needed to implement the Comprehensive Plan and to evaluate directions that may lead to Comprehensive Plan amendments.

Partnerships
The City anticipates implementation of the Comprehensive Plan will require cooperation and coordination with many other municipalities, agencies and organizations, Ramsey County, and Washington County. These ongoing partnerships will be essential to successful implementation of the Comprehensive Plan.

Public Education and Outreach
Implementation of the Comprehensive Plan affects the whole community. Public education is an important implementation tool by increasing general public awareness and support for the vision, goals and policies in the Comprehensive Plan. Public outreach allows interested and affected individuals and organizations to have the opportunity to participate in the decision-making process. The City has a number of public education and outreach tools available including the monthly City newsletter; the City’s website, special mailings and publications; public hearings; community or neighborhood meetings; and workshops. The City will use these tools to involve the public in the Comprehensive Plan implementation process.

Coordination of Actions
In addition to capital improvements, there are statutory requirements for coordinating acquisition and disposition of public lands and the use of tax increment financing must conform to the provisions of the Comprehensive Plan. According to State Law (M.S. Section 462.356, Subd. 2), publicly owned land within the City cannot be acquired or disposed of until a finding has been made as to compliance with the Comprehensive Plan. Tax increment financing (TIF) is the only finance tool formally tied to the Comprehensive Plan. State Law requires that the City find that a TIF plan conforms to the Comprehensive Plan. As a matter of policy, similar evaluation applies to other forms of public financial assistance. In agreeing to provide financial assistance to private development, it is reasonable that the City Council determine that the development furthers the objectives of the Comprehensive Plan.
Major Action Items and Initiatives
The following sections summarize the implementation items discussed in the various chapters of the Comprehensive Plan. This summary is not meant to be exhaustive, nor are items listed in order of priority, but is intended to identify major action items or significant new initiatives for each Comprehensive Plan element.

Land Use
- Review and modify zoning regulations to implement the Comprehensive Plan and guide the use of land in Maplewood.
- Review and modify the subdivision regulations to ensure that they conform to the Comprehensive Plan.

Amendments and Updates
As needed from time to time the City will amend the Comprehensive Plan to correct errors or reflect changing needs and conditions in accordance with the process outlined in the City Code and compliant with state statutes.
Neighborhood Future Land Use Maps

In consideration of Maplewood’s unique shape Future Land Use maps have been provided at the neighborhood level. A map of each of the City’s 13 neighborhoods follows this page.
Western Hills - Future Land Use Map

- Rural/ Low Density Residential (0.5 - 1.5 Units per Acre)
- Low Density Residential (2.6 - 6.0 Units per Acre)
- Medium Density Residential (6.1 - 10.0 Units per Acre)
- High Density Residential (10.1 - 25.0 Units per Acre)
- Mixed Use (6.0 - 31.0 Units per Acre)
- Commercial
- Industrial
- Government
- Institutional
- Park
- Open Space
- Water

Neighborhoods
January 25, 2010

CITY OF MAPLEWOOD 2030
COMPREHENSIVE PLAN
Kohlman Lake - Future Land Use Map

- Rural/ Low Density Residential (0.5 - 1.5 Units per Acre)
- Low Density Residential (2.6 - 6.0 Units per Acre)
- Medium Density Residential (6.1 - 10.0 Units per Acre)
- High Density Residential (10.1 - 25.0 Units per Acre)
- Mixed Use (6.0 - 31.0 Units per Acre)

- Commercial
- Industrial
- Government
- Institutional
- Park
- Open Space
- Water

**Neighborhoods**
January 25, 2010
Hazelwood - Future Land Use Map

- Rural/ Low Density Residential (0.5 - 1.5 Units per Acre)
- Low Density Residential (2.6 - 6.0 Units per Acre)
- Medium Density Residential (6.1 - 10.0 Units per Acre)
- High Density Residential (10.1 - 25.0 Units per Acre)
- Mixed Use (6.0 - 31.0 Units per Acre)
- Commercial
- Industrial
- Government
- Institutional
- Park
- Open Space
- Water

Neighborhoods
January 25, 2010
Sherwood Glen - Future Land Use Map

- Rural/ Low Density Residential (0.5 - 1.5 Units per Acre)
- Low Density Residential (2.6 - 6.0 Units per Acre)
- Medium Density Residential (6.1 - 10.0 Units per Acre)
- High Density Residential (10.1 - 25.0 Units per Acre)
- Mixed Use (6.0 - 31.0 Units per Acre)
- Commercial
- Industrial
- Government
- Institutional
- Park
- Open Space
- Water

Neighborhoods
January 25, 2010
Gladstone - Future Land Use Map

- Rural/ Low Density Residential (0.5 - 1.5 Units per Acre)
- Low Density Residential (2.6 - 6.0 Units per Acre)
- Medium Density Residential (6.1 - 10.0 Units per Acre)
- High Density Residential (10.1 - 25.0 Units per Acre)
- Mixed Use (6.0 - 31.0 Units per Acre)
- Commercial
- Industrial
- Government
- Institutional
- Park
- Open Space
- Water

Neighborhoods
January 25, 2010
Hillside - Future Land Use Map

- Rural/ Low Density Residential (0.5 - 1.5 Units per Acre)
- Low Density Residential (2.6 - 6.0 Units per Acre)
- Medium Density Residential (6.1 - 10.0 Units per Acre)
- High Density Residential (10.1 - 25.0 Units per Acre)
- Mixed Use (6.0 - 31.0 Units per Acre)
- Commercial
- Industrial
- Government
- Institutional
- Park
- Open Space
- Water

Neighborhoods
January 25, 2010
Battle Creek - Future Land Use Map

- Rural/ Low Density Residential (0.5 - 1.5 Units per Acre)
- Low Density Residential (2.6 - 6.0 Units per Acre)
- Medium Density Residential (6.1 - 10.0 Units per Acre)
- High Density Residential (10.1 - 25.0 Units per Acre)
- Mixed Use (6.0 - 31.0 Units per Acre)
- Commercial
- Industrial
- Government
- Institutional
- Park
- Open Space
- Water

Neighborhoods
January 25, 2010
Vista Hills - Future Land Use Map

- **Rural/ Low Density Residential (0.5 - 1.5 Units per Acre)**
- **Low Density Residential (2.6 - 6.0 Units per Acre)**
- **Medium Density Residential (6.1 - 10.0 Units per Acre)**
- **High Density Residential (10.1 - 25.0 Units per Acre)**
- **Mixed Use (6.0 - 31.0 Units per Acre)**
- **Commercial**
- **Industrial**
- **Government**
- **Institutional**
- **Park**
- **Open Space**
- **Water**

**Neighborhoods**

January 25, 2010

**CITY OF MAPLEWOOD**

**2030**

**COMPREHENSIVE PLAN**
Highwood - Future Land Use Map

- Rural/ Low Density Residential (0.5 - 1.5 Units per Acre)
- Low Density Residential (2.6 - 6.0 Units per Acre)
- Medium Density Residential (6.1 - 10.0 Units per Acre)
- High Density Residential (10.1 - 25.0 Units per Acre)
- Mixed Use (6.0 - 31.0 Units per Acre)
- Commercial
- Industrial
- Government
- Institutional
- Park
- Open Space
- Water

Neighborhoods
January 25, 2010