

- 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).