



IMPLEMENTATION

Overview

The Comprehensive Plan creates a vision for the city, and guides land use and infrastructure improvements to meet the needs of the community in the future. But, the vision of the plan can only be realized if the plan is used. The Implementation chapter describes some of the many tools that may be used to assemble the pieces of the puzzle and achieve the city's vision. Implementation tools will vary in that some will be reactive, such as zoning and subdivision ordinances that guide private developments, and others will be proactive, such as the city's Capital Improvement Program (CIP) for undertaking public improvement projects.

Official Controls

To achieve the goals and objectives of this Comprehensive Plan, the City of Carver has adopted a code of ordinances to establish regulations for zoning, subdivision of land, shoreland, floodplain and bluffs, as well as other development or sensitive areas. Official controls, specifically zoning requirements, will be reviewed and updated within nine months of adoption of the 2040 Comprehensive Plan to remove conflicts and inconsistencies.

Zoning

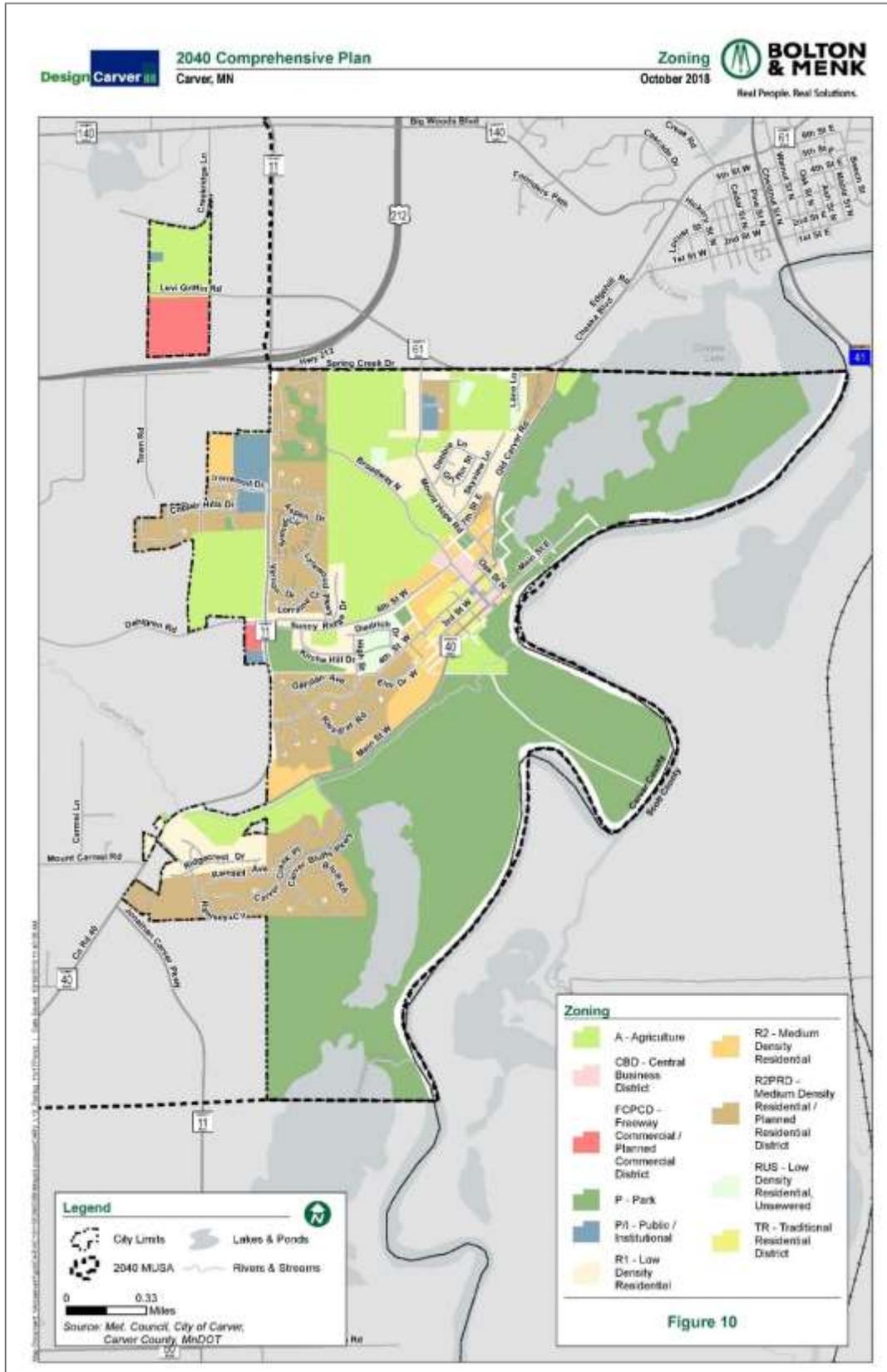
Zoning codes regulate land use to promote the health, safety, order, convenience, and general welfare of all citizens. They regulate location, size, use and height of buildings, the arrangement of buildings on lots, and the density of population within the city. The city's zoning districts effectively guide development in Carver.

The City of Carver is divided into several zoning districts, outlined below and shown in Figure I-1. The zoning ordinance specifies the permitted and allowed accessory uses in each district as well as procedures for permitting conditional uses or obtaining variances in special situations. The zoning ordinance contains performance standards and lot dimensional standards in order to assure compatible land uses in the community.

- **Agriculture (AG)** – This district is intended to provide for a smooth and orderly transition of the city from rural to urban in character. Specifically, the AG district is intended to prevent premature, scattered urban development until the necessary public facilities, such as streets, municipal water and sanitary sewer, are available. The district is also intended to retain as much genuinely rural area and agriculture land as can be accommodated and encouraged until urbanization is considered necessary.
- **Low Density Residential Unsewered (RUS)** – The RUS district is intended to provide areas for low density housing in areas of the city without municipal services.
- **Low Density Residential (R-1)** – The R-1 district is intended accommodate low density, single family homes and accessory uses.
- **Medium Density Residential (R-2)** – This district allows one and two-family dwellings on smaller lots. Multifamily dwellings are permitted as part of Planned Unit Developments. This district is typically located adjacent to the original core of the city.
- **High Density Residential (R-3)** – This district allows multifamily dwellings at a density of 8 units per acre or higher.

- Traditional Residential District (TR) – The TR district recognizes the unique development pattern associated with properties within the original plat and townsite of the city encompassed by the Carver Historic District.
- Planned Residential District (PRD) – These districts allow for the development of residential areas under a flexible regulatory process as compared to the more rigid development regulations common to traditional zoning districts. The planned residential district provides for a joint planning design effort by developers and city officials rather than the city establishing minimum limits within which developers must perform. Benefits include an opportunity to protect and preserve valuable natural resources and amenities, to assure a higher quality living environment, and to allow the development of a variety of housing types and densities as a single planned entity.
- Central Business District (C-1) – The C-1 district recognizes the historic downtown area of the city and serves as the focal point of community interest, commercial, financial, office, entertainment and government activity. Certain areas of the C-1 district are regulated by historic preservation regulations.
- Freeway Commercial District (FC) – This district provides land for development of commercial activities adjacent to Trunk Highway 212.
- General Commercial (GC) – The GC district is intended to provide for development of commercial activities in areas other than those adjacent to Trunk Highway 212 or within the Carver Historic District.
- Planned Commercial Development Overlay District (PCD) - A planned commercial development is intended to allow variation from the strict literal provisions of this chapter, including, but not limited to, requirements relating to setbacks, height, zoning lot area, width, depth, and yards.
- Industrial (I-1) – The I-1 district is intended to provide land for development of light industrial activities which can be accommodated in a value enhancing park-like setting. Uses include those which generate a minimum of noise, glare, dust, odor, vibration, air and water pollution, fire and safety hazard, and obtrusive views. Development of these areas is characterized by an overall visual appearance reasonably compatible with the predominant historical and residential character of the city and with the desired positive visual image of the industrial community.
- Public Open Space (P) – This district is intended to preserve significant natural features and amenities such as lakes, rivers, marshes, steep hills and extensive woodlands in their natural state in order to assure continuation of the existing natural drainage system, to prevent harmful soil erosion, to maintain ecological balance and to assure their permanent use for their natural functions as well as for enjoyment by the general public. Uses are limited to public parks, conservation areas and essential services.
- Public/Institutional District (P/I) – The P/I district is intended to encourage the provision of a wide range of social, cultural, recreational and infrastructure services to city residents and businesses that are compatible with adjacent land uses yet accessible to the public, and to provide space for public, semi-public and public service uses and facilities that provide benefit to the community.

Figure I-1 – Zoning Map



Zoning Ordinance Updates

The zoning ordinance must be in compliance with the comprehensive plan. Any change in the community vision as a result of comprehensive plan updates should also be incorporated into the zoning ordinance. To ensure compliance with this 2040 Comprehensive Plan, the following zoning ordinance changes will need to be implemented:

- Update zoning map based on future land use plan
- Reconcile inconsistencies between current zoning ordinance and intended future land uses

Subdivision of Land

The Subdivision Ordinance regulates the subdivision and platting of land within the city providing for the orderly, economic, and safe development of land and facilitating the adequate provision for transportation, water, sewage, storm drainage, electric utilities, streets, parks, and other public services and facilities essential to any development. City controls to regulate subdivision of land include an application process, legal notice and public hearings by the Planning Commission, and approval by the City Council. The process includes imposing applicable fees, a development agreement prescribing the standards for the development and imposing penalties for the violation of its provisions. The subdivision of land promotes the public health, safety and general welfare of the people and helps achieve the vision of this comprehensive plan by providing for standards in the development of land.

Water Supply

Describe relevant official controls for water supply

Private Sewer Systems

Describe relevant official controls for private sewer systems

Capital Improvement Program

Capital improvement projects are major projects that benefit the city, including the construction or reconstruction of roads and sidewalks, sewer and water utilities, trails, and park and recreation facilities, as well the purchase of new or replacement equipment and buildings. A capital improvement program (CIP) is a budgeting plan, which lists five years of needed capital improvements, their order of priority, and the means of financing.

The City of Carver's 2018-2023 CIP lists a wide variety of projects intended to meet the city's goals. The CIP is reviewed and updated annually by the City Council to ensure the proper priorities and funding. Table I-1 below details the city's five-year CIP.

Capital Improvement Plan

The City's long-term plan will be included as an appendix to this plan.

Timeline

The timeline or schedule for the various implementation programs is divided into three categories:

- Short-term actions, specifically changes to official controls, will begin within nine months of approval of the comprehensive plan.
- Annual actions are activities the city undertakes each year, such as adoption of the city budget and CIP.
- Ongoing actions are the decisions made in response to development applications or other requests.

Table I-2 | Implementation Tools and Timeline

Plan Goal	Primary Tools (Policy, Fiscal, and Programs)	Timeline for Implementation
Land Use		
<i>Growth management</i>	Zoning Ordinance; Subdivision Ordinance	<u>Short term</u> : Zoning changes to be in conformance with comprehensive plan <u>Ongoing</u> : Decisions in response to development applications
<i>Redevelopment</i>		
<i>Suburban development</i>	Zoning Ordinance; Subdivision Ordinance	<u>Short term</u> : Zoning changes to be in conformance with comprehensive plan <u>Ongoing</u> : Decisions in response to development applications
Natural Resources		
<i>Protect and preserve natural resources</i>	State and Federal Environmental Regulations	<u>Ongoing</u> : City conformance with environmental standards
Community Facilities		
<i>Provide range of public services and facilities</i>	City Budget; Capital Improvement Plan; Cooperative agreements with other jurisdictions; Regional & state grant funding	<u>Annual</u> : City Budget, Capital Improvement Plan updates and approvals <u>Ongoing</u> : Provision of basic city services, such as police, fire, parks, administration, etc.
Economic Competitiveness		
<i>Business and job growth</i>	Partnership with Carver County; Tax abatements, TIF, and other fiscal incentives	<u>Ongoing</u> : Response to business investment opportunities
Housing		
<i>Range of housing options for all residents</i>	See details in Housing Implementation Plan	<u>Ongoing</u> : Response to housing development opportunity or request for assistance from residents

Plan Goal	Primary Tools (Policy, Fiscal, and Programs)	Timeline for Implementation
Parks and Trails		
	City Budget; Capital Improvement Plan; Partnership with Carver County; Regional and state grant funding	<u>Annual:</u> Evaluate need for improvements as part of annual budget and CIP preparation. <u>Ongoing:</u> Decisions in response to development applications; maintenance and operations of park facilities; review potential grant application opportunities.
Transportation		
<i>Safe and efficient transportation system</i>	Capital Improvement Plan; Partnerships with Carver County and MnDOT; Regional and state grant funding	<u>Annual:</u> Evaluate need for improvements to city roadways; cooperate with County & MnDOT on county, state, and federal improvements <u>Ongoing:</u> Respond to developer plans for extension of roads to new development
Public Utilities		
<i>Efficient meet needs of development</i>	Capital Improvement Plan; Partnerships with Carver County and MnDOT; Regional and state grant funding; State and federal regulations	<u>Annual:</u> Evaluate need for improvements to city utilities; cooperate with County and State on county and regional improvements <u>Ongoing:</u> Respond to developer request for extension of utilities to new development

Updating the Comprehensive Plan

To keep the Comprehensive Plan current, it may be necessary to make amendments from time to time. As the foundational document guiding development, most amendments should occur through a comprehensive effort to address changes to the community overtime.

The provisions of the zoning ordinance will be maintained and preserved through the term of the Comprehensive Plan, unless formally amended. Amendments to the local zoning ordinance will be consistent with the Comprehensive Plan.

A Comprehensive Plan Amendment request should meet the following criteria:

1. The proposed change is consistent with City goals and policies.
2. The proposed change will not adversely impact adjacent property owners. The proposed change should mitigate buffering or landscape to allow adjacent properties to continue with current or proposed use without impact.
3. The proposed change allows for unique or desirable development for the community as determined by City goals and policies.

4. The proposed change is a result of an error or omission in the adopted plan.