

Community Development Committee

Meeting date: May 4, 2020

Environment Committee

Meeting date: May 12, 2020

For the Metropolitan Council meeting of May 27, 2020

Subject: City of Carver 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22317-1

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 Carver to place its 2040 Comprehensive Plan into effect.
2. Advise the City:
 - a. To be fully consistent with the Council's Water Resources Policy Plan (WRPP), the Local Water Management Plan (LWMP) needs to include the responsibility, schedule, and funding source information for each implementation project and activity in LWMP Table 8.3.
 - b. To provide the dates the two watersheds approved the final LWMP, and the date that the City adopted the final LWMP.
 - c. To provide a copy of the final adopted LWMP that will be included in the Plan document that the City adopts, if it differs from the December 2018 version contained in the July 19, 2019 Plan submittal.
3. Advise the City to implement the advisory comments in the Review Record for Surface Water Management, Forecasts, and Water Supply.

Recommendation of the Environment Committee

1. Approve the City of Carver's Comprehensive Sewer Plan.

Summary of Community Development Committee Discussion/Questions

Senior Planner, Raya Esmaeili, presented the staff's report to the Committee. Jane Kansier, City of Carver's Planning Consultant was in attendance. The Community Development Committee unanimously recommended approval of the proposed actions with no questions or discussion at its meeting on May 4, 2020.

Summary of Environment Committee Discussion/Questions

No comments or questions. The proposed action was approved on the consent agenda at the Environment Committee May 12, 2020 meeting.

Community Development Committee

Meeting date: May 4, 2020

Environment Committee

Meeting date: May 12, 2020

For the Metropolitan Council meeting of May 27, 2020

Subject: City of Carver 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22317-1

District(s), Member(s): District 4, Deb Barber

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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Recommendation of the Environment Committee

1. Approve the City of Carver's Comprehensive Sewer Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Carver 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 Carver is located along the southeastern border of Carver County. It is surrounded by the communities of Chaska, Jackson Township, Louisville Township, San Francisco Township, and Dahlgren Township.

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
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

The Metropolitan Council awarded the City a Planning Assistance Grant of \$32,000 to complete its 2040 comprehensive plan. The first half of this grant was paid to initiate the local planning process. The second half of the grant will be paid after Council authorization of the City's plan, local adoption, and the City's submittal of final reporting requirements.

Known Support / Opposition

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

REVIEW RECORD

City of Carver 2040 Comprehensive Plan

Review File No. 22317-1, Business Item No. 2020-132 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. Carver County is the Park implementing agency for Regional Parks System components in Carver, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Minnesota River Bluffs LRT Regional Trail. The City also appropriately acknowledges Federal recreation lands within the City, including the Minnesota Valley National Wildlife Refuge (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, as well as applicable land use policies. 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.

Roadways

The Plan conforms to the Highways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, which there is one, U.S. 212, including planned additions and improvements identified in the Current Revenue Scenario, and any right-of-way preservation needs.

The Plan accurately reflects the regional functional classification map of A-minor arterials and has delineated major and minor collectors. There are two A-minors in Carver, CSAH 11 and CSAH 61.

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 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. It includes the County 41 and Highway 61 Corridor study, and the Principal Arterial Corridor Study. 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 Area V.

The Plan also acknowledges that the City is not within the Transit Capital Levy District and that the only transit services provided are Transit Link dial-a-ride service and various ridesharing services.

Aviation

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions.

Bicycling and Walking

The Plan is consistent with the Bicycling 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 identifies a couple of Tier 2 corridors 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 local 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 tight turning movements, lack of space to pull off, and congestion.

Transportation Analysis Zones (TAZs)

The Plan conforms to the TPP regarding TAZ allocations. The City's TAZ allocations for employment, households, and population appropriately sum to the Council's city-wide forecast totals for all forecast years.

The City's planned land uses and areas identified for development and redevelopment can accommodate the TAZ forecasted allocations in the Plan, and at densities consistent with the City's Thrive designation.

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 8038, 8038-1, 9206-2, and 9206-3. All flow is treated at the Council's Blue Lake Wastewater Treatment Plant in Shakopee. The Plan projects that the City will have 5,400 sewer households and 1,690 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 5-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The 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 sewered density that is consistent with Council policy for future sewered residential growth for Emerging 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 property sanitary sewer systems. The Plan includes a summary of activities and programs intended to mitigate I/I in the public and private collection system including inspection and follow-up rehabilitation. Approximately one-third of the public sanitary sewer system is inspected annually. Other activities include routine maintenance, flow monitoring and active enforcement of the City's ordinance prohibiting the connection of sump pumps, roof drains, and foundation drains to the sanitary sewer system. Due to the City's perception that it has relatively minimal I/I in its collection system, it does not have specific I/I related mitigation projects in its Capital Improvement Program.

The Plan describes the requirements and standards for minimizing I/I and references City Code (Section 48-121(b)) that prohibits the discharge directly or indirectly of any storm water, surface water, or groundwater from roofs, subsurface drainage systems, or cooling water to the sanitary sewer system. Any roof drain, sump pump, foundation drain, or surface drain is 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 at least 10% of the homes within the City were built prior to 1970 when private service laterals were predominantly vitrified clay tile pipe. Thirty percent of the homes within the City have no information as to its construction date. Nearly all the City's public sanitary sewer collection system is either new or has been replaced since 1986 with PVC pipe. By comparing winter month wastewater flow generation to annual average flow for the years 2013 through 2017, the Plan states that I/I contribution is between 2% to 6% with the highest occurring in 2015. The Plan also indicates that peak daily flow occurred in 2014 and 2015 and represented about 15% I/I.

Comprehensive Sewer Plan Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Emerging 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: Judy Sventek, ES – Water Resources (651-602-1156)

The City is located within the oversight boundaries of the Carver (County) Watershed Management Organization and the Lower Minnesota River Watershed District. The City submitted a draft Local Water Management Plan (LWMP) update in December 2018. Council staff reviewed and commented on the draft LWMP to the City and watersheds in a letter dated January 28, 2019. The Plan incorporates the LWMP as Appendix A.

Advisory Comments

Council review of the City's draft LWMP in January 2019 indicated that in order to be fully consistent with Minnesota Rules Chapter 8410.0160 (<https://www.revisor.mn.gov/rules/8410.0160/>) and the Council's WRPP, the LWMP is required to include responsibility, schedule, and funding source information for each implementation project and activity in LWMP Table 8.3.

When available, Council staff request that the City provide the dates the two watersheds approved the final LWMP, and the date that the City adopted the final LWMP. Council also requests that the City

provide a copy of the final adopted LWMP that will be included in the Plan document that the City adopts, if it differs from the December 2018 version contained in the July 19, 2019 Plan submittal.

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 2015 System Statement forecast for the City (table L-1 of the Plan). The City’s forecasts are shown below in Table 1.

Table 1. City of Carver Forecasts

	Census	Estimated	Council Forecasts		
	2010	2018	2020	2030	2040
Population	3,274	4,727	6,300	10,300	15,500
Households	1,182	1,540	2,120	3,630	5,600
Employment	187	288	650	1,030	1,700

The Land Use Chapter includes a discussion of future development. Tables L-6 and L-7 in the Plan document that future land supply accommodate the growth forecast and growth beyond 2040.

Advisory Comments

Council staff find that growth and development in the City have slowed significantly and have been less than previously expected. Council staff had advised that the forecast be reduced. The City decided not to take action at that time. The City can request revision of the forecast with a future Plan amendment.

Thrive MSP 2040 and Land Use

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

The Plan is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. It acknowledges the Thrive community designation of Emerging Suburban Edge (Figure 2). Thrive describes Emerging Suburban Edge communities as those that are in the early stages of transitioning into urbanized levels of development.

Emerging Suburban Edge communities are expected to plan and stage development for forecasted growth through 2040 and beyond at overall average net densities of at least 3-5 dwelling units per acre and target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities.

The existing land uses within the current City boundaries are predominately park, recreation or preserve (46.2%) followed by residential land uses at over 21%. The City has only 1.3% of its current land uses as retail and commercial, while 14.9% of the land within the current City limits are undeveloped/vacant (Figure 3).

The future land uses in the City are mainly low density residential (34%) and agricultural (31%). The future land use plan (Figure 4) shows that the majority of higher density residential land uses and commercial properties are located near or adjacent to major transportation corridors, such as Highway 212 and County Road 40. The City also expects additional development in their downtown and in the mixed-use area immediately to the west of downtown. As shown in Table 2 below (based on information in Table L-9 of the Plan), the City’s planned residential density is consistent with Council policy, with an overall minimum average density of 3.97 units per acre.

Table 2. Planned Residential Density, City of Carver

Category	Density			2017-2040 Change	
	Min	Max	Net Acres	Min Units	Max Units
Low Density Residential	3	5	1,122.5	3,368	5,613
Medium Density Residential	5	12	183.7	918	2,204
High Density Residential	12	36	98.0	1,176	3,529
Downtown*	6	12	1.2	7	14
Mixed Use**	8	36	26.1	208	938
TOTALS			1,431.5	5,678	12,298
Overall Density				3.97	8.59

*30% residential
**70% residential

Orderly Annexation and Staged Development

The City has an existing orderly annexation agreement (OAA) with Dahlgren Township, entered into in 2009. The Plan acknowledges the OAA and identifies that the land will be annexed from the Township into the City based on market conditions and property owners' initiation. The existing City limits and the OAA area comprise the ultimate growth boundary for the City (as shown in Figures 3 and 4). Currently the main land uses within the annexation area are agricultural and undeveloped (65%).

Through the OAA, the City plans to accommodate their forecasted growth. Table L-8 in the Plan describes the growth pattern for staging that development, starting with land currently within city limits and approximately 1/4 mile west of the current city limits. The Plan further describes future stages in ten-year increments using the distance from city limits as a measure.

Agricultural Preserves

There are several large parcels within the Dahlgren Township orderly annexation area that are enrolled in the Metropolitan Agricultural Preserves Program (Program). Parcels enrolled in the Program must reflect an agricultural designation in the future land use with a maximum density of 1 unit per 40 acres, as required by state law (Minn. Stat. § 473H), until they expire out of the program. These parcels are depicted with a land use of Agriculture on the Future Land Use map (Figure 4) and a maximum of 1 unit per 40 acres density, while they are enrolled in the Program. The Plan acknowledges that the ultimate land use for these properties may change after the parcels are expired out of the Program.

Housing

Reviewer: Hilary Lovelace, CD – Housing (651-602-1555)

The Plan is consistent with the 2040 Housing Policy Plan. As of 2016, the City has nearly 1,500 homes including 160 multifamily units and more than 1,300 single-family homes. Roughly 100 homes are rented. More than 540 housing units are currently affordable to households earning under 80% of Area Median Income (AMI); however, more than 140 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are 38 units affordable to households with income at or below 30% AMI and more than 50 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including creating more diversity in housing type and price, and specifically universal design features and preservation of existing affordable units. The City has 86 units of publicly subsidized housing, none of which are specifically designated for people with disabilities or age restricted for older adults.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 528 units, 310 of which are needed at prices affordable to households earning 30% of AMI or less, 125 of which are needed at

prices affordable to households earning between 31 and 50% of AMI, and 93 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 5, 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 1,168 new housing units.

The housing implementation plan component of the Plan describes that the City will consider TIF, issuing housing bonds, and tax abatement for projects that offer affordable units at 80% of AMI. The Plan also indicates that the City will consider supporting the Carver County CDA Community Land Trust Program and a local 4d program. The City states that they will work with groups of stakeholders to developing guiding principles or frameworks and action plans to consider the needs of older residents into development decisions.

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. Since the City has a municipal public water supply system, the Local Water Supply Plan (LWSP) needed to be included as part of the Plan. The City prepared a LWSP in 2017 that was submitted to both the Minnesota Department of Natural Resources (DNR) and the Council under separate cover. The Council's response was shared with the DNR in a letter dated February 9, 2017.

Advisory Comments

If changes are made to the LWSP resulting from DNR's review or from changes during a comprehensive plan amendment, the City will need to provide the Council and DNR with the updated information.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that there are currently 40 SSTS operating within the City limits. Twenty-six (26) of that total number of 40 systems are planned to be eliminated by infrastructure extension and development projects by the end of 2020. There are no Community Wastewater Treatment Systems in operation in the City. Program responsibility for existing SSTS operation and maintenance tracking and enforcement has been delegated to Carver County. The County's SSTS Ordinance and maintenance management program are consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council's WRPP requirements.

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 solar planning elements.

Aggregate Resource Protection

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

The Plan identifies, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that significant aggregate resource deposits are present in the southern portion of the City as well as within the proposed Dahlgren Township annexation area. Some of the resources have been preliminarily determined not to meet industry standards, some are located within environmentally sensitive areas and are unlikely to be considered

for extraction, and still other deposits have been determined to be viable and likely to be considered for extraction. Until such time as areas within Dahlgren Township are annexed to the City, aggregate resource extraction proposals will be subject to Carver County regulations.

Historic Preservation

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

The Plan includes a historic preservation section mentioning that about 60 acres or 100 buildings and structures in downtown Carver are designated as a historic district on the National Register of Historic Places. The Plan acknowledges that a detailed survey of historic resources has not been conducted since the initial historic designation, and that it is planned to be completed in 2020 in coordination with the State Historic Preservation Office (SHPO). Some of these resources are associated with agricultural uses and are located within Dahlgren Township. The City has a Heritage Preservation Commission, advising the City Council on permits and activities associated with the historic district. The Plan includes goals and policies for developments and redevelopments to be cognizant of the City's history.

Plan Implementation

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

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. Specific implementation strategies are contained in the implementation chapter of the Plan, with capital improvements planning included in Table I-1.

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

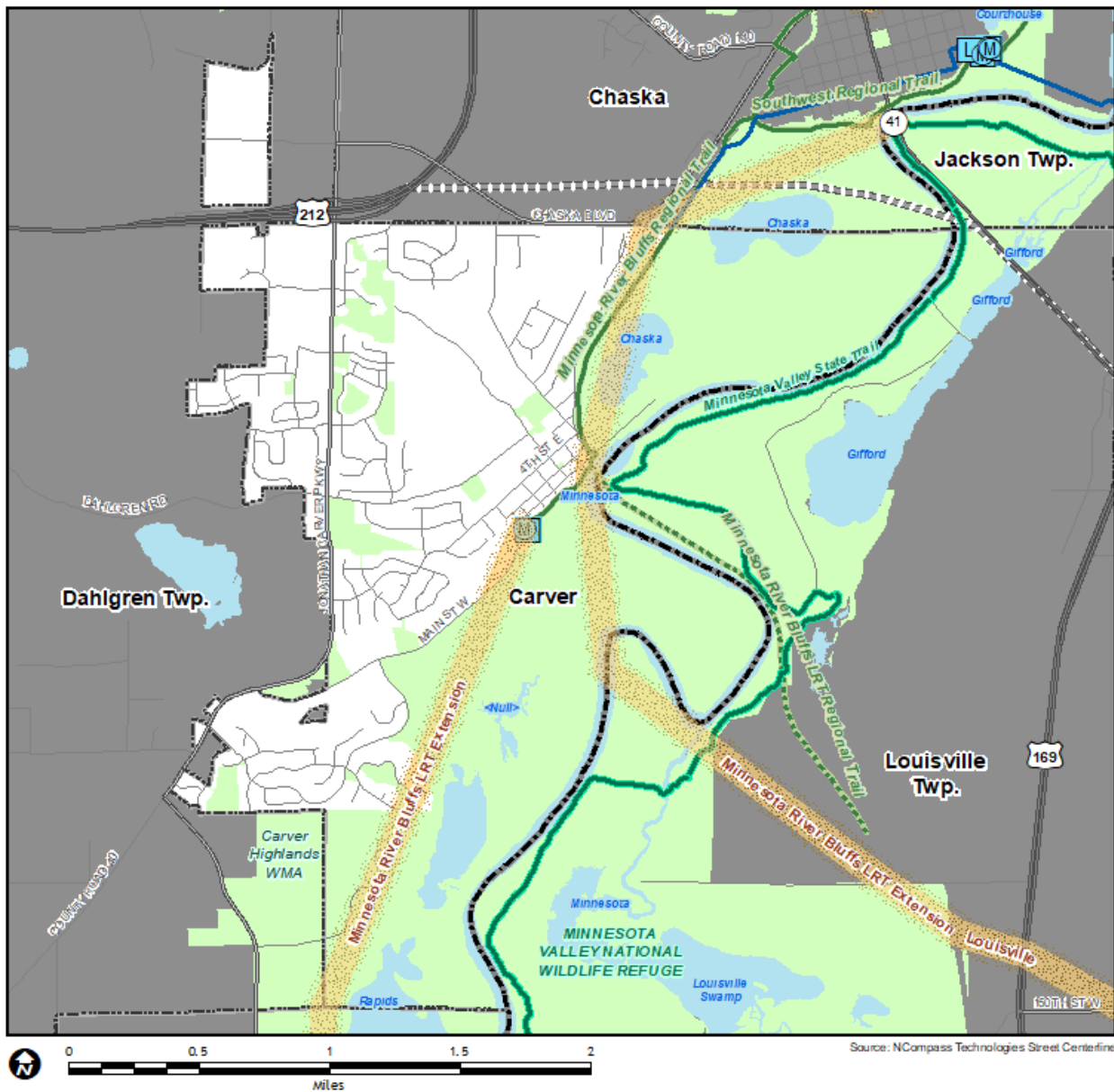
In response to the 2015 System Statement, the City submitted the following documents for review:

- July 19, 2019: Carver 2040 Comprehensive Plan
- July 29, 2019: Local Water Supply Plan
- January 8, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Transportation, Housing, Land Use, Mapping, Community Wastewater Treatment and Subsurface Sewage Treatment Systems, and Solar Access Protection and Development.
- February 4, 2020: Comprehensive Sanitary Sewer Plan
- February 26, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Land Use, Housing, and Mapping.
- April 8, 2020: Revised Forecasts Table in Appendix G

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: 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

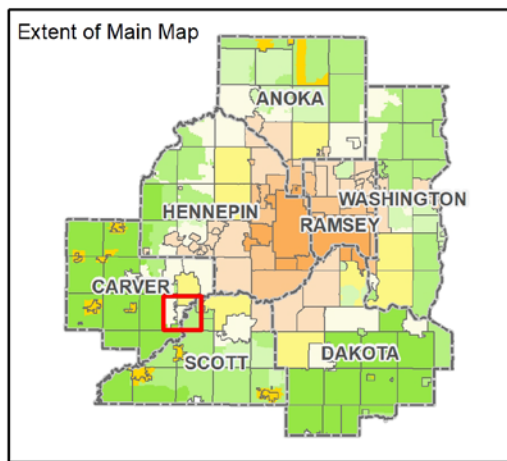
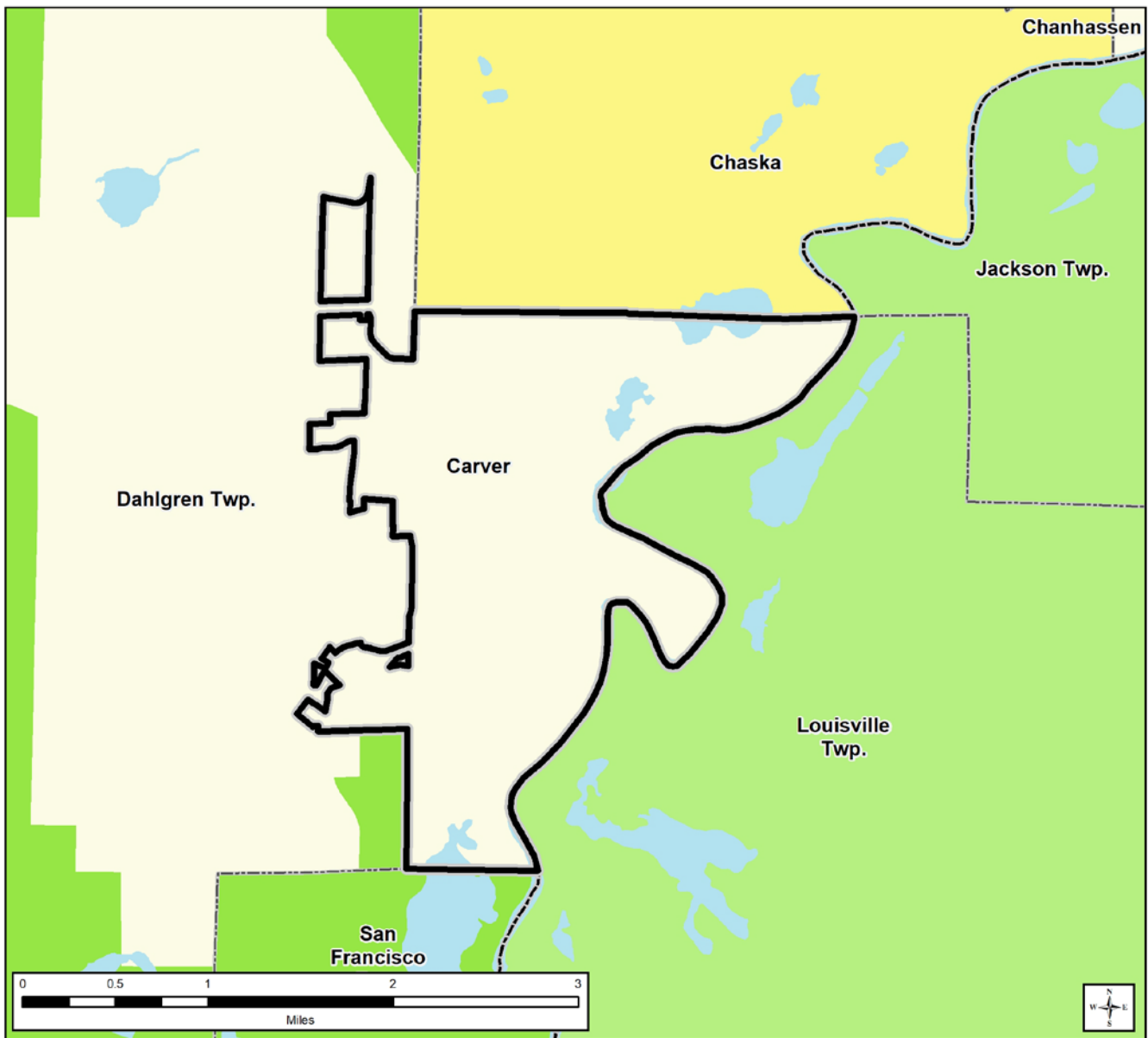
Regional Park Search Areas and Regional Trail Search Corridors

- 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

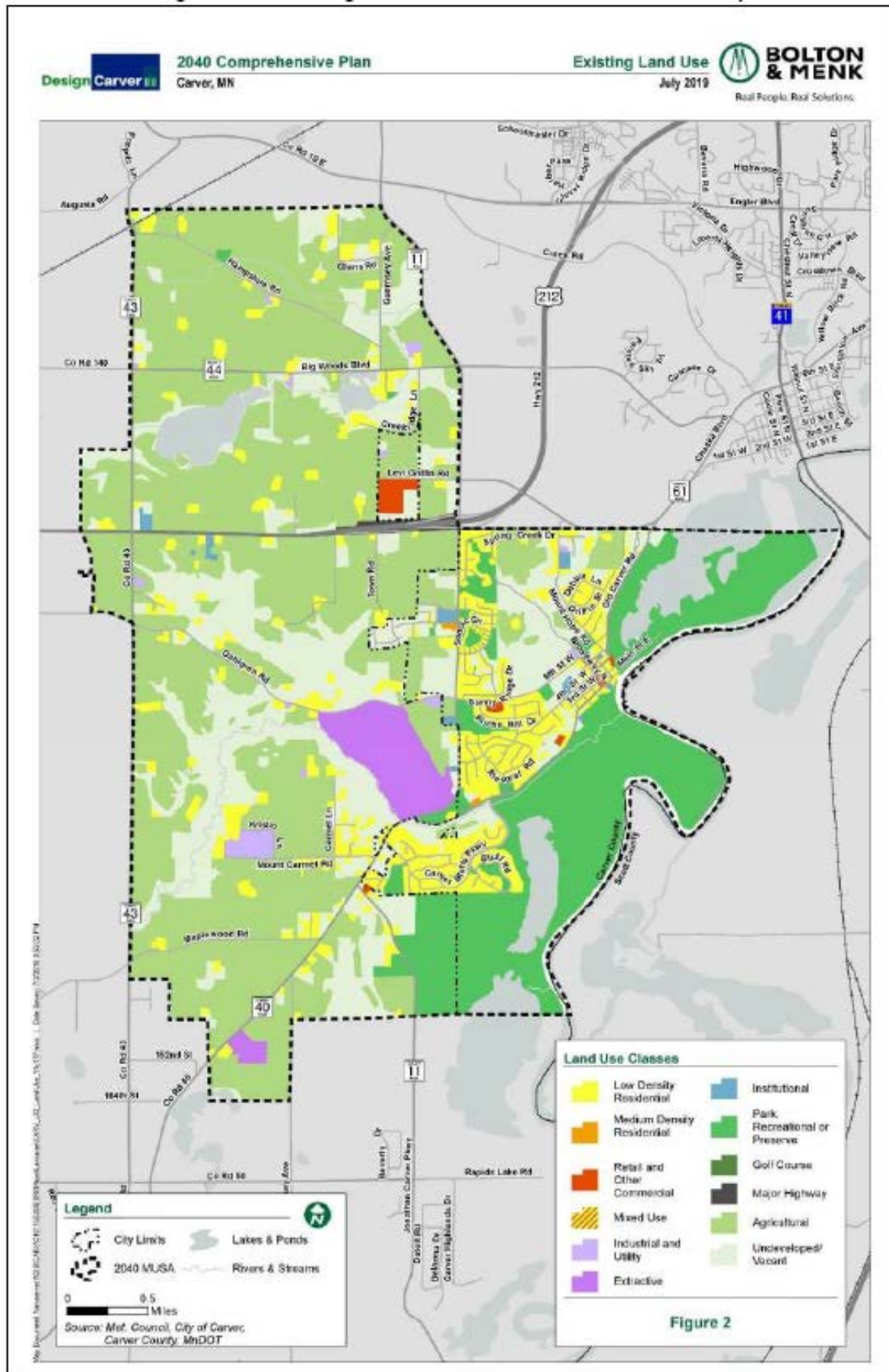


Figure 4. 2040 Future Land Use

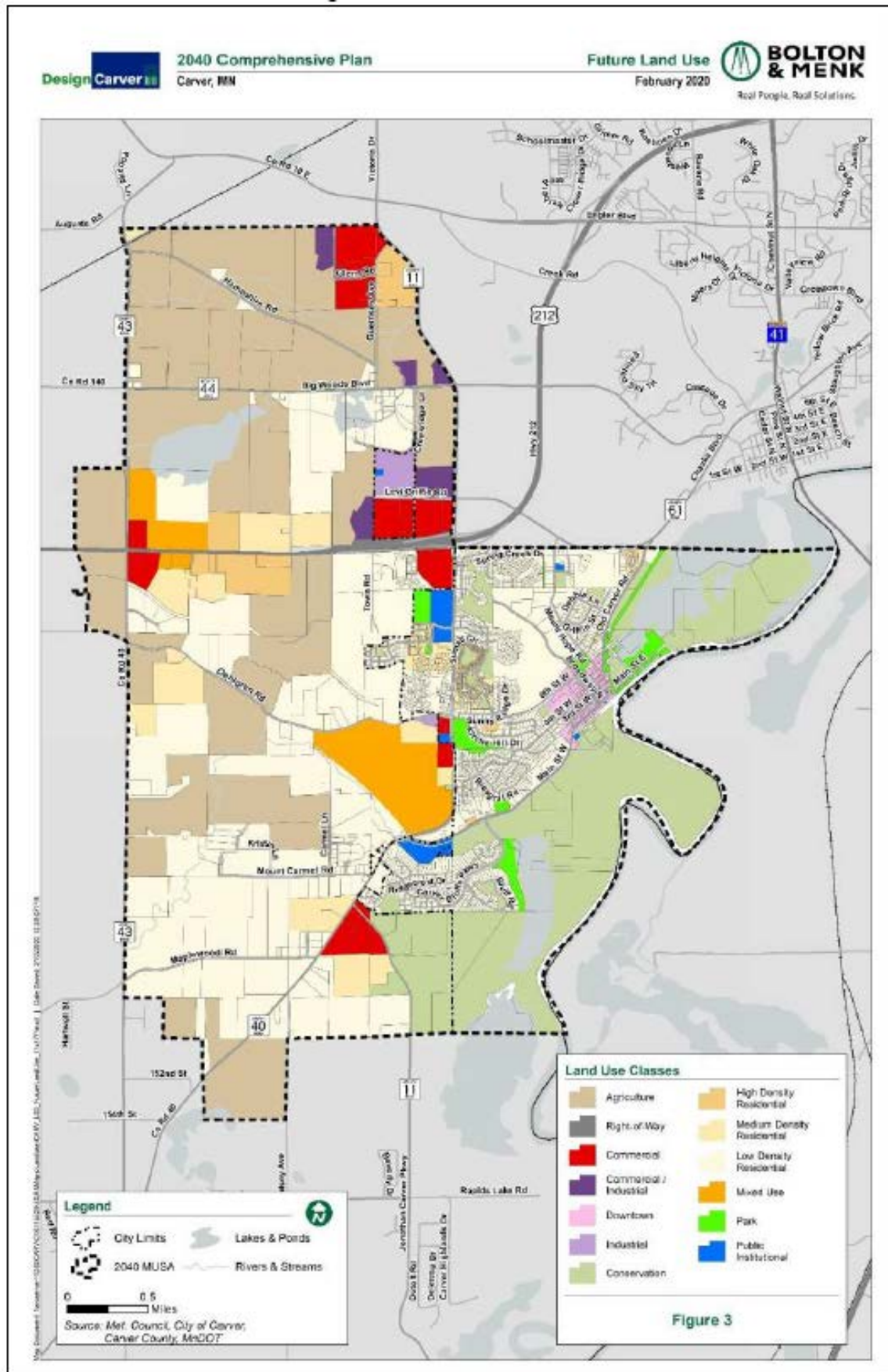


Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **528 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	×	Minimum Density <i>(units per acre)</i>	×	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	97.29		12		100%		1,168
Total	97						1,168

Sufficient/(insufficient) units possible against share of regional need: **640**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **640**

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

