

## Carver's Draft Future Land Use Map

A draft of the Future Land Use Map is now available for public review and comment. A copy is included in this insert, and can also be viewed at [www.cityofcarver.com](http://www.cityofcarver.com). A form for providing comments is available on the City's website.

### What is a Future Land Use Map?

A Future Land Use Map shows how each property in a city is guided to develop. Cities have great discretion in determining where land uses will be located in their community.

The Future Land Use Map is the first step in the development process. As an example, a property can be guided for commercial, industrial, or various densities of residential uses. Once the property is guided to be used a certain way, a developer has a reasonable expectation that they can develop a given property in a certain way as long as it meets the guidance in the Future Land Use Map. For example, if a property is guided for commercial development, a developer would expect to be able to develop a retail store at that location.



**The Future Land Use Map and Comprehensive Plan are the FIRST step in the development process.** As the first step, it is also the most important in ensuring that development in the community happens in a way that meets the community's vision.

### How does the City use the Future Land Use Map?

Once a property has a land use guidance in the Future Land Use Map, it can be zoned into a zoning district that matches that land use guidance. The zoning ordinance then determines how a property can be used for those different types of land uses. The zoning ordinance allows uses as either permitted or conditional, and imposes design requirements such as how much parking is required and the size of the setbacks. Using the retail store example, if the proposed store location is in a commercial land use guidance in the Comprehensive Plan, that location should then be in a zoning district for either highway commercial or general commercial. Housing cannot be constructed in a commercial zone without first considering whether or not to amend the Future Land Use Map of the Comprehensive Plan. If the proposed development is in the right zoning district for the type of use that it is, and if it meets all of the requirements of the ordinances, then the development is approved and construction can begin.

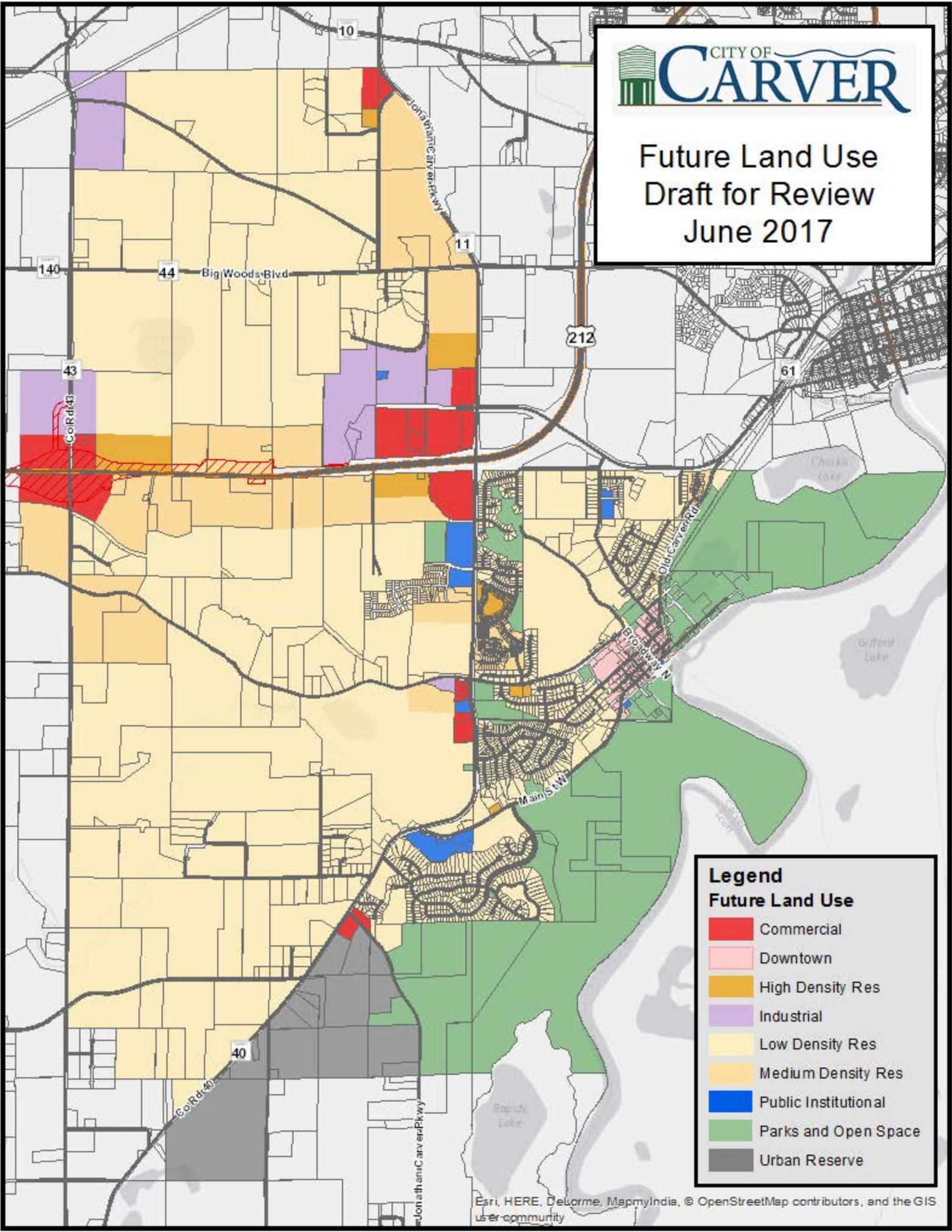
### Types of Land Use Districts

Carver has a number of land use districts shown on the proposed Future Land Use Map. These districts and the typical uses found within them are as follows:

- **Downtown:** Historic Downtown Carver, mix of commercial and residential uses with transitions between uses over time
- **Commercial:** Primarily retail and service uses, some office use
- **Industrial:** Both industrial and office uses
- **Low Density Residential:** Primarily single-family homes, detached villas
- **Medium Density Residential:** Primarily twin homes, townhomes (not less than 6 housing units per acre of land)
- **High Density Residential:** Primarily apartments, condos, townhomes (not less than 12 housing units per acre of land)
- **Public/Institutional:** City Hall, Carver Elementary, Carver Station, other governmental uses
- **Parks and Open Space:** City Parks, US Fish and Wildlife Refuge
- **Urban Reserve:** Areas reserved for growth after the year 2040



# Future Land Use Draft for Review June 2017



## *Resident Guide #4, continued*

### **Stay Informed and Provide Your Ideas!**

Your comments are critical to ensuring that the draft Future Land Use Map and the Comprehensive Plan are guiding the future development of the City in the way that the community wants to grow! Comments will be accepted on the draft Future Land Use Map through noon on July 20, 2017, and can be made in the following ways:

- Attend the Open House on **Thursday, July 13, from 5:30 p.m. to 7:30 p.m. at the City Council Chambers (109 Main Street East)** to learn more about the draft Future Land Use Map, to ask questions of city staff, and to provide comments.
- Provide comments on the form on the 2040 Comprehensive Plan page at [www.cityofcarver.com](http://www.cityofcarver.com).
- Email comments directly to either:
  - Brent Mareck, City Manager, at [bmareck@cityofcarver.com](mailto:bmareck@cityofcarver.com)
  - Cindy Nash, City Planner, at [cnash@collaborative-planning.com](mailto:cnash@collaborative-planning.com)

The City Council and Planning Commission meet jointly each month to prepare the plan and consider ideas received. The meetings are open to the public and locations and times are posted on the City's website. Comments received on the draft Future Land Use Map will be reviewed at the July 20 joint meeting.

Watch for updates and opportunities to provide your ideas at [www.cityofcarver.com](http://www.cityofcarver.com).



**2040**

### **Comprehensive Plan Open House**

Thursday, July 13

5:30 – 7:30 p.m.

City Council Chambers

109 Main Street East