

The Enclave at Carver Creek Comprehensive Plan Amendment

City of Carver— District 4

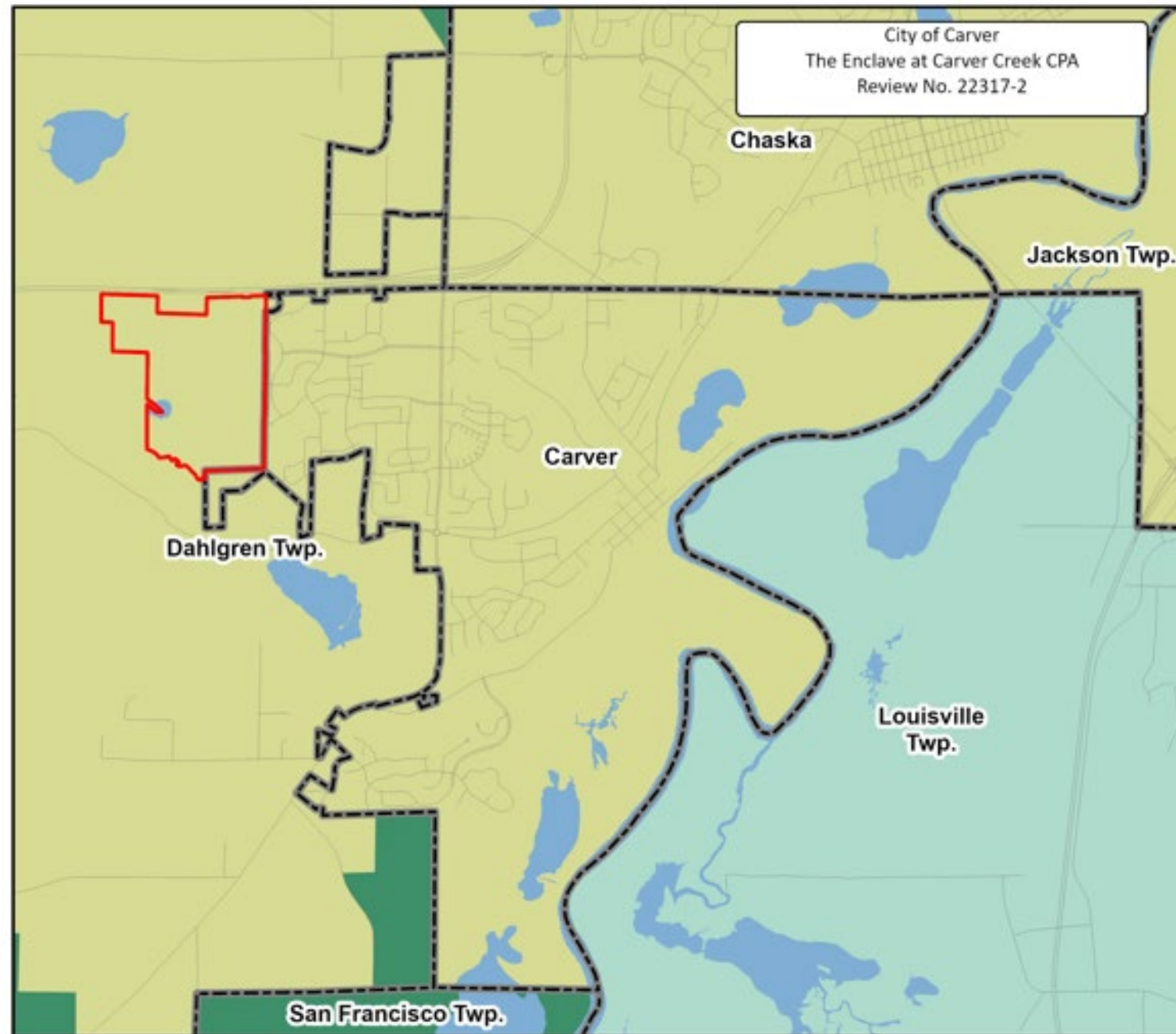


July 2026

MacKenzie Young-Walters

metro council.org

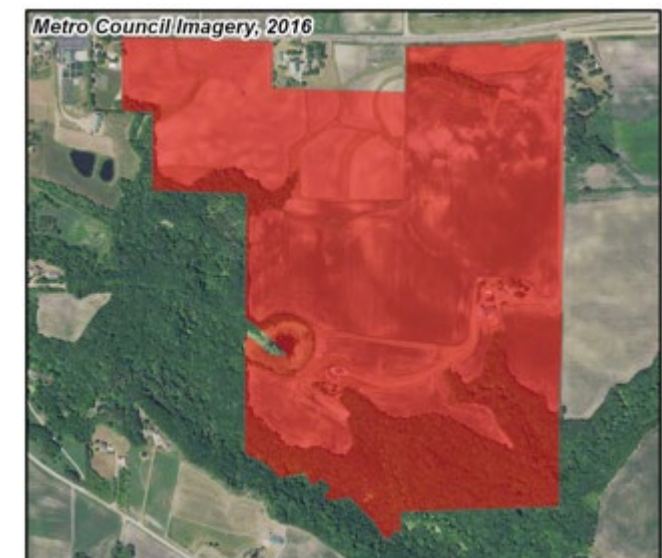
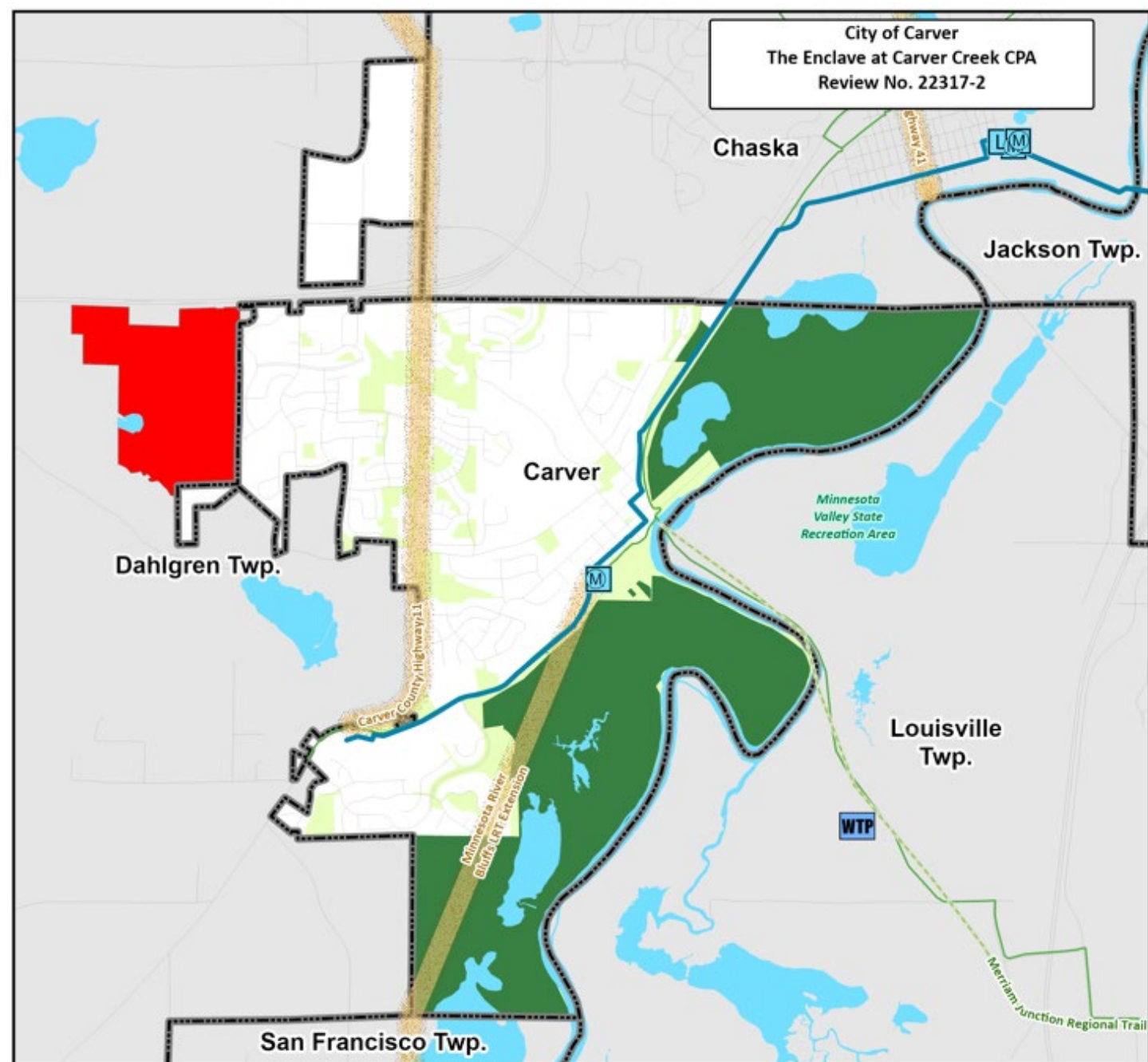
Community Designation



Imagine 2050 Community Designations

- Urban
- Urban Edge
- Suburban
- Suburban Edge
- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non-Council Community

Regional Systems



Regional Systems

Regional Transitways

- Existing
- Planned Current Revenue Scenario
- Potential Increased Revenue Scenario

Wastewater Treatment

- Meters
- MCES Interceptors
- Lift Stations
- MCES Treatment Plants

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Road Centerlines

Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Other Parks, Preserves, Refuges and Natural Areas

Regional Trails

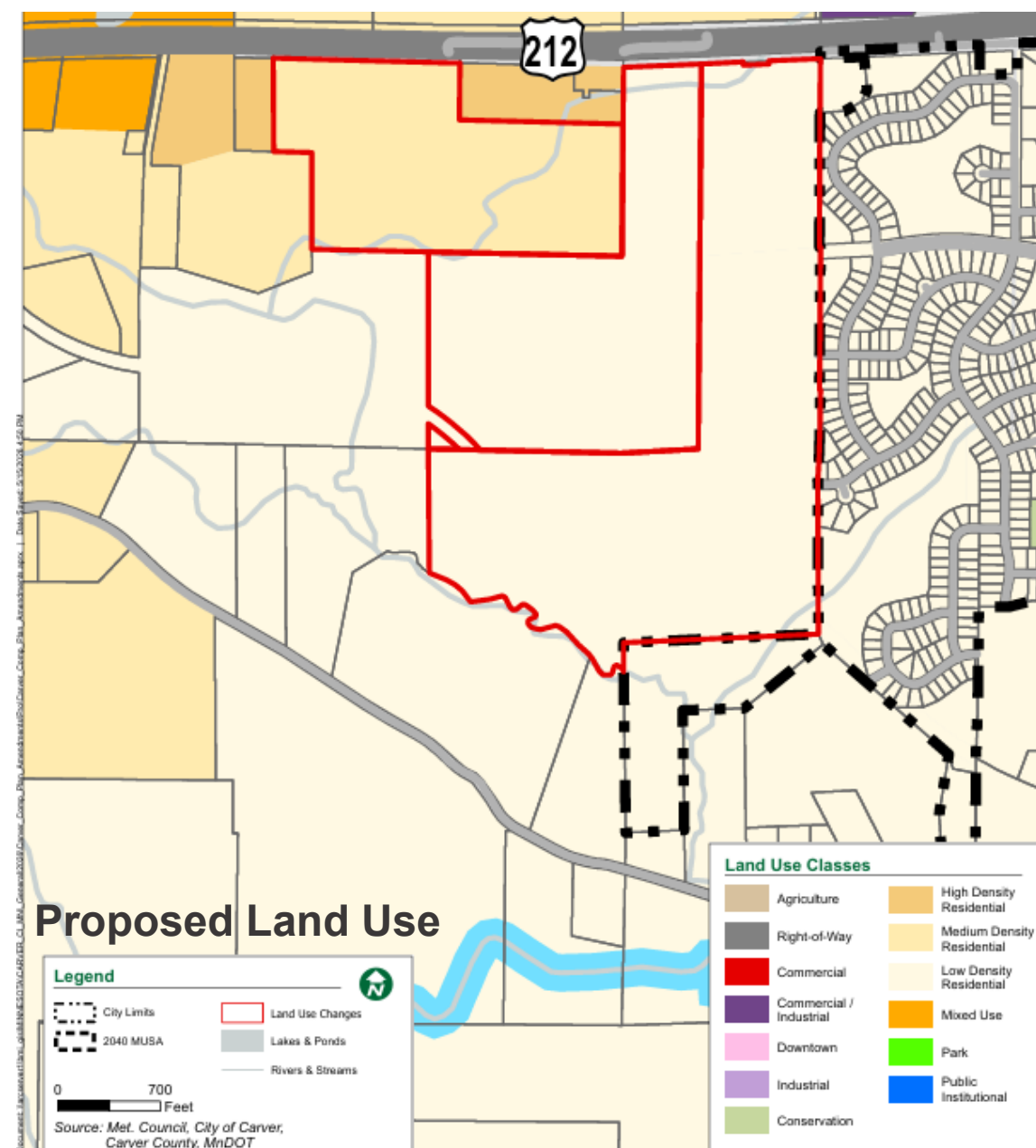
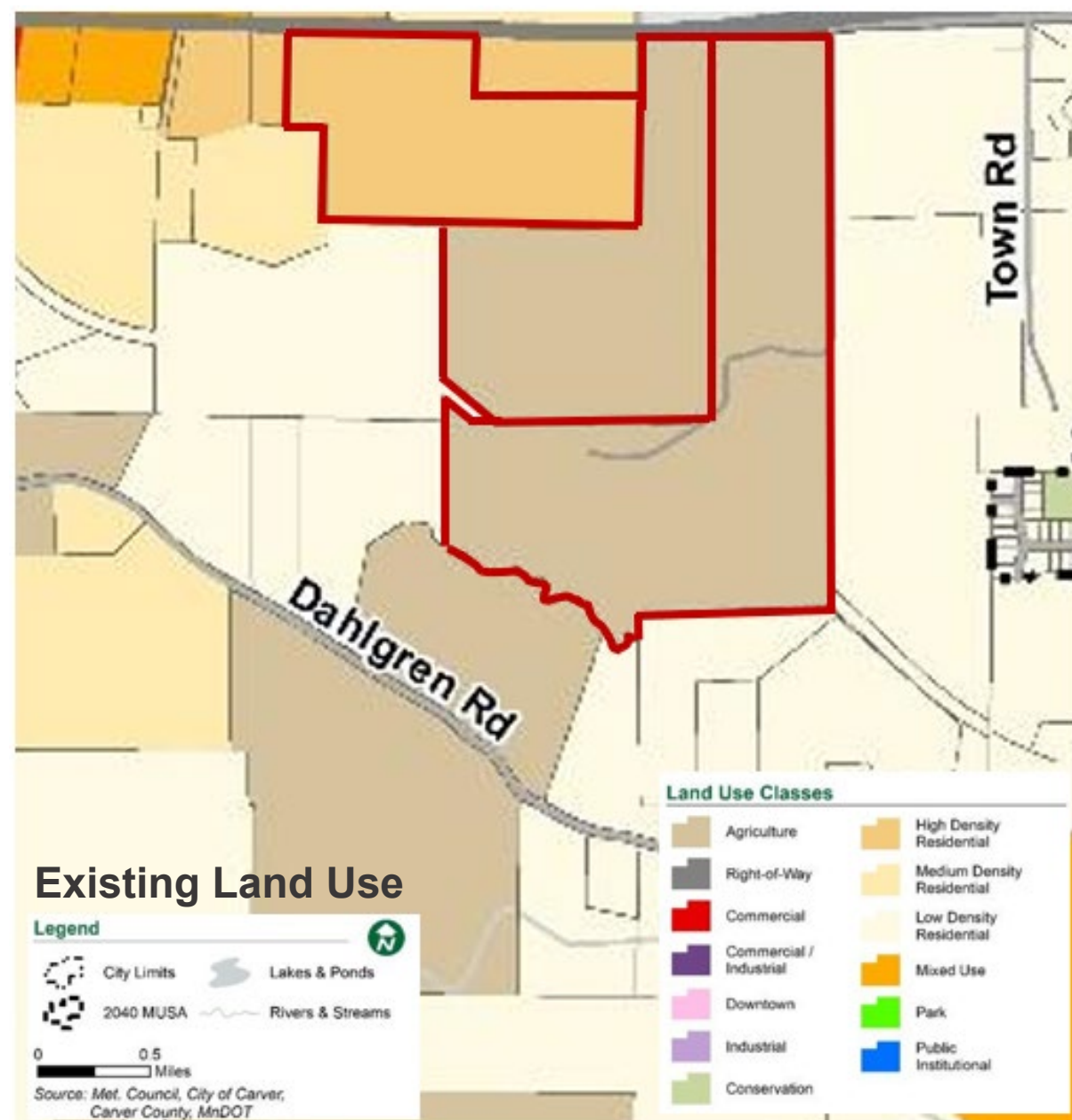
- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned Regional Trails
- Regional Trail Search Corridors

Amendment Details

- Reguides approximately 198 acres from Agriculture to Low Density Residential
- Reguides approximately 57 acres from High Density to Medium Density Residential
- Purpose is to facilitate a 508-unit development with a mix of attached (105) and detached single-family homes (403).



Existing and Proposed Planned Land Use



Planned Residential Density

Table 1. Planned Residential Density, City of Carver

Table 2. City of Carver Density Table

2020 – 2040 Change

Category	Density			Min	
	Min	Max	Net Acres	Units	Max Units
Low Density Residential	3	5	1,320.33	3,961	6,602
Medium Density Residential	5	12	240.67	1,203	2,888
High Density Residential	12	36	41.03	492	1,477
Downtown*	6	12	1.17	7	14
Mixed Use**	8	36	26.06	208	938
TOTALS				5,872	11,919
			Overall Density	3.6	7.32

*30% residential, acres shown above reflect applied percent residential.

**70% residential, acres shown above reflect applied percent residential.

Findings



That the proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies
- Is compatible with the plans of adjacent and affected jurisdictions

Proposed Action

That the Metropolitan Council:

1. Authorize the City of Carver to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Regional Parks, Transportation, Land Use, and Water Resources.

Questions?

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