

Community Development Committee

2007-239

Meeting date: September 17, 2007

ADVISORY INFORMATION

Date August 10, 2007

Subject Plat Monitoring Program – 2006 Data

Districts, Members All

Greg Pates, Planner, 651-602-1457

Phyllis Hanson, Manager, Local Planning Assistance, 651-602-1566

Division/Department Community Development / Local Planning Assistance

PROPOSED ACTION

Information only item.

BACKGROUND

Prepared by

In 2001, the Council initiated, with input from the Builders Association of the Twin Cities (BATC) and MetroCities (formerly the Association of Metropolitan Municipalities), a program that monitors residential plats in *Developing* communities. The objective of the plat monitoring program is to provide an annual report on sewered residential development in some *Developing* communities, including the average density and mix of new sewered residential development, number of units platted, and amount of land developed. Participating communities complete an annual summary worksheet.

The initial 12 volunteer communities included Blaine, Chanhassen, Eden Prairie, Hugo, Inver Grove Heights, Lakeville, Maple Grove, Ramsey, Savage, Shakopee, Waconia, and Woodbury. In 2002 the Cities of Farmington and Lino Lakes were added. Since 2003, Empire Township and the Cities of Andover, Lino Lakes, Medina, Minnetrista, Rogers, Rosemount and Victoria have been added as conditions of Metropolitan Urban Service Area (MUSA) expansion amendments. The City of Brooklyn Park was required to report sewered residential plats starting with 2006 plats as a condition of a land use amendment. This report analyzes sewered residential development in 21 cities and 1 township.

OVERVIEW

This report provides information about urban sewered residential plats approved in 2006 including acres platted, units approved, and resulting net density for twenty-two of the forty-five *Developing* communities, including Andover, Blaine, Brooklyn Park, Chanhassen, Eden Prairie, Empire Township, Farmington, Hugo, Inver Grove Heights, Lakeville, Lino Lakes, Maple Grove, Medina, Minnetrista, Ramsey, Rogers, Rosemount, Savage, Shakopee, Victoria, Waconia and Woodbury.

This report analyzes the data of 121 plats resulting in 5,701 housing units and finds that 17 of 22 communities plat development at overall densities greater than 3 units/net developable acre.

This report also summarizes urban residential development trends since 2000 in the 22 communities.

SUMMARY

Summary of the 2006 plat monitoring data:

- Participating communities: 22 of the 45 Developing communities (49%)
- Number of Plats: 121 plats
- Number of Acres Platted: 1,631 net developable acres
- Number of Units Platted: 5,701 units
- Average net density of plats: 3.5 units/net developable acre
- Lowest net density 1.4 units/acre; highest net density 7.9 units/acre
- Housing mix: 53% single family and 47% multi-family

ATTACHMENTS

Table 4: 2000 - 2006 Summary by Community

Figure 1: Map of 2006 Plat Monitoring Participating Communities

ANALYSIS

Density

Annual reports from 2000 - 2006 show that, on average, these communities continue to plat development at greater than 3 units/acre overall (Table 1). The average net density of the 2006 plats was 3.5 units/acre.

Table 1 - Net and Gross Density, Plat Monitoring Communities, 2000-2006

	2000	2001	2002	2003	2004	2005	2006
Net Density	3.9	3.9	3.8	3.5	4.5	3.4	3.5
Gross	2.8	2.3	2.3	2.8	2.6	2.9	2.2
Density							

^{*} Net density includes developable land, excluding wetlands, natural resources protected by ordinances, public parks and arterial road rightof-way

Housing and Development Mix

In 2006, 53% of the platted units were single family and 47% were multi-family homes (Table 2). This is a decrease in single family plats from 2005, when 61% of the units were single family and 39% were multi-family homes. Table 4 summarizes the residential mix from 2000 - 2006 by community.

Table 2 - Share of Units that are Single Family and Multi-Family, 2000-2006

	200	0	200)1	200)2	2003	3	200)4	200	5	2006			
	Units	%	Units	%	Units	Units %		%	Units	%	Units	%	Units	%		
Single Family	2,992	49	2,892	41	4,787	49	4,352	42	3,113	37	5,045	61	3,038	53		
Multi- family	3,164	51	4,082	59	4,949	54	5,913	58	5,323	63	3,196	39	2,663	47		
Total	6,156		6,974		9,736		10,265		8,436		8,241		5,701			

Comprehensive Plans Consistency

Table 3 shows that the total number of units approved in the 2006 plats falls midway between the lowest allowed density and highest allowed density, based on the corresponding land use designation and allowable density range.

"Lowest Allowed Density" was calculated by summing the numbers of units anticipated if all 1,631 net acres were platted at the lowest allowed density, according to the local comprehensive plan and land use designation. Similarly, "Highest Allowed Density" was calculated by summing the numbers of units anticipated if all net acres were platted at the highest density.

Table 3 - Number of Units Platted Compared to Number of Units Allowed, 2006.

	2006 Units
At Lowest Allowed Density	2,788
Actual # of Units Platted	5,701
At Highest Allowed Density	9,231

Table 4 summarizes the acres platted, units platted and resulting average net density of development, for each community. The data shows that most of the communities that have participated in the program since 2000 are developing at an average net density of 3 units/acre or greater. Based on plat data, some communities have not averaged the 3 units per acre minimum. These include the Cities of Andover, Brooklyn Park, Minnetrista, and Victoria, and Empire Township.

Andover starting participating in plat monitoring in 2003, thus we have four years of data. Per the City's comprehensive plan, sewered development to 2020 is expected to be at a minimum of 3 units/net acre. From 2003-2005 the net density was 3.1 units/acre. In 2006 the net density was 2.3 units/acre, for a 2003 - 2006 net density of 2.9 units/acre.

Brooklyn Park has been a participant for only one year (2006), limiting development data.

Empire Township started participating in 2003. The Township's comprehensive plan says that an urban residential density of 3 units/net acre would be achieved through land use staged in 5 year increments to 2020. The Township replatted part of the Summer Glen subdivision in 2006, resulting in a reduction of the number of multi-family units and changing the overall net density for the years 2000 - 2006 from 2.9 to 2.7 units/acre.

Minnetrista started participating in 2003, however, the Council has data for the City from 2000 on. Based on the City's comp plan and subsequent plan amendments, sewered development (especially that within certain "designated sewered residential areas") is to be at 2.2 units/net acre minimum. Development in 2006 (which was not within the "designated areas") was at 2.3 units/net acre. Overall, the City's 2000 - 2006 density is 1.8 units/net acre.

Victoria started participating 2003, thus we have four years of data. The City's comprehensive plan, and subsequent plan amendments, state that the City continue to achieve overall residential densities of at least 3 units per net developable acres within the City's MUSA since the year 2000. We received 2005 data this spring, indicating that net density in 2005 was 1.0 units/net acre. The City replatted part of the Laketown subdivision in 2006, resulting in a reduction of the number of single-family attached units and a 2006 net density of 2.7 units/acre. Data from 2005 - 2006 changes the net density for the years 2003 - 2006 from 2.9 to 1.9 units/net developable acre.

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Table 4: Summary of Residential Plats by Community: 2000-2006

	Acres F	Diottod	l Not					ler	Units								IME	Units								Total L	Inita								Not D	onoitu.						10	ross Acı			_						Cros	s Density				$\overline{}$	$\overline{}$
				2002	2004 20	05 200	C Total			2001 2	ooal a	2002	2004	200El	2006	Total		00 200	14 20	02 20	03 200	11 200	E 200	06 Tota		2000		1 200	2 20	nal ar	041 2	2005 2	2006 To	4al	Net Do	2001	2002	2003 2	2004	2005	2006 17	_	2000		1 200	20 20	02 20	04	2005	2006 T	rotal .			1 2002	2002	2004	2005 2	006 Total
A		2001	2002	2003	407	50 200		306 NE		2001 2	002 2	450	2004 2	2005	450		7 ND	00 ZU	JI 20	02 20	03 200	14 200	0 200	06 101	-	ND.	/ 200	200	20	03 20	704 2	2005 4	450	lai 004	2000	2001	2002	2003 2	2004 2	2005 4	2006 10	OON	2000	200	ND	JZ ZU	03 20	04 4	74 7	2006 I	441		00 Z00	1 2002	2003	2004 2	003 20	10 101
Andover	I DN	טא	ND 404	140	127	29 0	_	000 . 12	, ,,,	D INL	254	158	342	204	705	30	57 NU	ואט	17 O	45 7	0 0	34 30 61	1/	44	2784	ND	שאו	ND	1 14	00 40	3/6	204	153	5000	IND	ND	ND	3.0	5.0	3.5	2.3	2.9 NI	224.0	ND 40	חוח	4 400	1.5 18	0.3	07.0	123.6			טאן	ND 0 0.4	2.7	2.0	2.8	.2 2.0
Blaine	209	20	194	413	192 3	33 32	3 1		454	32	354	380	413	683	/35	30	,	05 4	+/ U	45 7	80 63	50 63	36 14	41	2/84	655	/	9 68	99 11	60 10	143 1	319	8/6	5835	3.1	4.0	3.6	2.8	5.4	4.0	2.7	3.5	334.8	19.	9 205	.4 435	0.1 42	9.3 3	97.6	642.5	2464.	-	2.0 4.0	3.4	2.7	2.4	3.3	.4 2.4
Brooklyn Park	ND I	ND	ו טא	ND I	טא ט	2	/	27 NE) NI	D NL) NI	D N	D NI	D	56		6 ND	ND	ND	ND	ND	ND		0	0	ND	ND	ND	ND	ND	ND		56	56	ND	ND	ו טא	ND NI) NI	D	2.1	2.1 NI	D	ND	ND	ND	ND	ND		27.1	21.	.1 ND	ND	ND	ND N	D NL	· · · ·	2.1 2.1
Chanhassen	41	90	69	5	33 1	02 11	/	456	40	64	142	9	62	240	196		53 3	44 34	12 1	61	0	0	0 72	23	15/0	384	40	30	13	9	62	240	919	2323	3 9.5	4.5	4.4	1./	1.9	2.4	7.9	5.1	46.5	169.	5 138	.0 5	5.2	5.3 1	00.0	220.3	800.	.0	3.3 2.4	4 2.2	1./	1.1	1.4	+.2 2.9
Eden Prairie	149	59	74	29	37	80 1	6	445	220	39	141	27	26	144	22	6	19 7	01 42	26 3	04	34 13	31 ′	1 1	10	1667	921	46	5 44	5 1	11 1	57	155	32	2286	6.2	7.8	6.0	3.9	4.2	1.9	2.0	5.1	193.7	65.	2 111	.6 31	.6 4	1.6 1	17.1	17.8	581.	.6	1.8 7.	1 4.0	3.5	3.5	1.3	1.8 3.9
Empire Twp	0	54	46	0	0	50	0	150	0	70	86	0	0	80	0	2	36	0 8	35	0	0	0 9	90	0	175	(15	5 8	36	0	0	170	0	411	1 0.0	2.9	1.9	0.0	0.0	3.4	0.0	2.7	0.0	78.	5 64	.7 (0.0	0.0	59.6	0.0	202.	.7 (0.0 2.0	0 1.3	0.0	0.0	2.9	J.0 2.0
Farmington	180	260	101	85	76 1	50 2	3	875	300	590	214	196	234	396	72	20)2 1	12 51	11 1	66	0 16	31 9	93 5	50	1093	412	110	1 38	30 1	96 3	395	489	122	3095	5 2.3	4.2	3.8	2.3	5.2	3.3	5.4	3.5	248.3	887.	1 242	.3 85	5.0 17	3.5 2	23.3	25.6	1890.	.0	1.7 1.2	2 1.6	2.3	2.2	2.2	1.6 1.6
Hugo	ND	11	37	133	245 1	54 6	7	646 NE)	6	11	165	365	150	60	7:	57 ND	(36 2	26 1	09 44	11 63	33	31	1811	ND	7:	2 23	37 2	74 8	306	788	391	2568	ND	6.8	6.5	2.1	3.3	5.1	5.9	4.0 NI	D	12.	1 66	.5 180).3	1.9 2	99.4	117.4	1067.	.6 ND	5.9	9 3.6	1.5	2.1	2.6	3.3 2.4
Inver Grove Hts	63	85	22	92	38	5 3	0	336	113	77	3	8	48	0	40	2	39 1	74 35	53 1	42 8	48 4	17 3	87 6	64	1665	287	43	14	5 8	56	95	37	104	1954	4.5	5.1	6.5	9.3	2.5	6.8	3.5	5.8	92.5	114.	3 23	.2 132	2.5 5	3.2	5.5	34.8	455.	.9	3.1	6.2	6.5	1.8	6.8	3.0 4.3
Lakeville	85	383	317	198	263 3	08 11	2 1	666	128	498	470	214	429	527	173	24	39	80 78	35 7	91 6	14 33	36 39	98 15	53	3157	208	128	126	81	28 7	'65	925	326	5596	3 2.4	3.4	4.0	4.2	2.9	3.0	2.9	3.4	108.1	593.	7 610	.3 305	5.3 51	1.0 9	84.2	232.8	3348.	.3	1.9 2.2	2.1	2.7	1.5	0.9	1.4 1.7
Lino Lakes	ND I	ND	76	119	30 1	22 1	6	363 NE	N C	D	157	197	9	181	35	5	79 ND	ND		0 2	30 44	14 4	11	0	765	ND	ND	15	7 4	77 4	153	222	35	1344	4 ND	ND	2.1	4.0	15.1	1.8	2.2	3.7 NI	D	ND	120	.0 152	2.9 40	0.0	85.8	53.7	552.	.3 ND	ND	1.3	3.1	11.3	1.2	ე.7 2.4
Maple Grove	173	289	195	145	71 1	11 32	9 1	312	118	464	301	171	106	223	722	21	05 8	11 56	3 3	15 5	31 14	12	5 41	10	2838	929	102	3 61	6 7	52 2	248	238	1132	4943	5.4	3.6	3.2	5.2	3.5	2.1	3.4	3.8	233.1	407.	3 271	.1 181	.7 8	5.9 1	28.9	393.6	1701.	.5 4	1.0 2.5	5 2.3	4.1	2.9	1.8	2.9 2.9
Medina	ND I	ND	ND	10	51 0	0.3	0	61 NE	N C	D NE		0	118	0	0	1	18 ND	ND	ND		37	4	8	0	109	ND	ND	ND		87 1	22	18	0	227	7 ND	ND	ND	9.0	2.4	62.7	0.0	3.7 NI	D	ND	ND	11	.6 13	.6	0.3	0.0	143.	.5 ND	ND	ND	7.5	0.9	62.7	ა.0 1.6
Minnetrista	151	32	246	2	0 0	0.0 4.	0	436	251	59	456	5	0	0	9	7	30	0	0	0	0	0	0	0	0	251	5	45	66	5	0	0	9	780	1.7	1.9	1.9	2.1	0.0	0.0	2.3	1.8	256.7	52.	1 366	.0 2	2.4	0.0	0.0	5.8	683.	.0	1.0 1.1	1 1.2	2.1	0.0	0.0	1.6 1.1
Ramsey	17	35	243	103	41 1	30 7	6	644	50	54	312	58	29	193	151	8-	17	68 4	12 4	85 4	51 24	13 42	27 1	16	1732	118	9	3 79	97 5	09 2	272	620	167	2579	7.0	2.7	3.3	5.0	6.6	4.8	2.2	4.0	25.6	35.	0 286	.7 117	7.8 5	3.0 1	43.5	88.6	750.	.2	1.6 2.7	7 2.8	4.3	5.1	4.3	1.9 3.4
Rogers	57	57	73	25	6 2	57 2	0	496	112	110	204	44	8	497	56	10:	31	0	0	45 1	12 7	75 25	50	0	482	112	2 11) 24	19 1	56	83	747	56	1513	3 2.0	1.9	3.4	6.2	13.8	2.9	2.8	3.1	60.3	68.	6 79	.9 28	3.8	7.0 3	77.4	31.2	653.	.2 ′	1.9 1.6	6 3.1	5.4	11.9	2.0	1.8 2.3
Rosemount	105	60	192	83	168	15 3	5	657	231	261	406	132	174	3	79	12	36	0 3	38 2	34 1	55 78	36 10)6	0	1319	231	29	9 64	10 2	87 9	960	109	79	2605	5 2.2	5.0	3.3	3.5	5.7	7.3	2.3	4.0	158.7	90.	3 278	.3 95	5.5 28	9.5	17.7	35.2	965.	.1 1	1.5 3.3	3 2.3	3.0	3.3	6.2	2.2 2.7
Savage	42	83	63	85	91	33 6	9	466	80	76	72	128	121	23	35	5	35	25 22	20 2	75	66 2°	1 1	8 30	05	1220	105	29	34	7 1	94 3	332	141	340	1755	5 2.5	3.6	5.5	2.3	3.6	4.2	4.9	3.8	41.7	88.	2 84	.3 95	5.9 9	6.6	42.4	93.8	542.	.9 2	2.5 3.4	4 4.1	2.0	3.4	3.3	3.6 3.2
Shakopee	119	169	179	305	118 1	92 9	9 1	181	316	231	424	567	297	700	183	27	18	33 38	39 7	44 2	12 43	30	0 6	66	1874	349	62	116	8 7	79 7	'27	700	249	4592	2.9	3.7	6.5	2.6	6.1	3.7	2.5	3.9	142.3	226.	8 378	.4 384	1.8 23	7.8 3	21.3	146.9	1838.	.4 2	2.5 2.7	7 3.1	2.0	3.1	2.2	1.7 2.5
Victoria	ND I	ND	ND	49	106 2	47 9	2	495 NE) N	D NE)	95	138	243	126	6	2 ND	ND	ND		45 16	88	0 12	20	333	ND	ND	ND	1	40 3	306	243	246	935	5 ND	ND	ND	2.8	2.9	1.0	2.7	1.9 N	D	ND	ND	56	6.0 25	7.6 2	85.6	118.3	717.	.3 ND	ND	ND	2.5	1.2	0.9	2.1 1.3
Waconia	154	112	2	0	51 1	94 6	9	582	473	220	0	0	110	521	96	14	20 3	99 21	14	68	0	0 2	9 17	70	1070	872	43	1 6	88	0 1	10	740	266	2490	5.7	3.9	30.2	0.0	2.2	3.8	3.8	4.3	200.6	138.	3 2	.3 (0.0 7	.0 2	43.5	80.5	736	.2	1.3 3.1	1 30.2	0.0	1.5	3.0	3.3 3.4
Woodbury	53	9	464	1015	138 1	21 4	1 1	841	106	39 1	043 1	1797	75	278	39	33	77 2	12	0 6	20 14	39 104	10 9	9 10	04	3564	318	3 3	166	33 32	86 11	15	377	143	6941	1 6.0	4.3	3.6	3.2	8.1	3.1	3.5	3.8	67.5	10.	0 930	.9 1357	7.1 16	5.6 1	39.9	51.9	2722	.8 4	1.7 3.9	9 1.8	2.4	6.7	2.7	2.8 2.5
Total	1597	1807	2593	2947	1883 26	65 163	1 15	123 2	992 2	2890 4	796 4	1351	3104 5	5286	3038	264	7 31	64 408	32 49	21 59	13 532	3 319	6 266	63	29262	6156	697	971	7 102	64 84	27 8	3482	5701	55719	3.9	3.9	3.7	3.5	4.5	3.2	3.5	3.7	2210.2	3056.	9 4259	.9 3659	.2 328	3.6 42	10.5	2541.3	23226.	.6 2	2.8 2.3	3 2.3	2.8	2.6	2.0	2.2 2.4
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ND = No data included in plat monitoring report for these years.

