

C	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	
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Division/Department	Community Development / Local Planning Assistance	

PROPOSED ACTION
Information only item.

BACKGROUND
<p>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 <i>Developing</i> communities. The objective of the plat monitoring program is to provide an annual report on sewerred residential development in some <i>Developing</i> communities, including the average density and mix of new sewerred residential development, number of units platted, and amount of land developed. Participating communities complete an annual summary worksheet.</p> <p>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 sewerred residential plats starting with 2006 plats as a condition of a land use amendment. This report analyzes sewerred residential development in 21 cities and 1 township.</p>

OVERVIEW
<p>This report provides information about urban sewerred residential plats approved in 2006 including acres platted, units approved, and resulting net density for twenty-two of the forty-five <i>Developing</i> 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.</p> <p>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.</p> <p>This report also summarizes urban residential development trends since 2000 in the 22 communities.</p>

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 Density	2.8	2.3	2.3	2.8	2.6	2.9	2.2

* Net density includes developable land, excluding wetlands, natural resources protected by ordinances, public parks and arterial road right-of-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

	2000		2001		2002		2003		2004		2005		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, sewer 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, sewer development (especially that within certain "designated sewer 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.

2006 Plat Monitoring Participants

-  2006 Communities
-  Developed Area
-  Developing Area
-  Rural Center
-  Rural Residential
-  Diversified Rural
-  Agricultural Area

