



Community Development Committee

Meeting date: July 21, 2008

ADVISORY INFORMATION

Date:	May 19, 2008
Subject:	Plat Monitoring Program – 2007 Data
District(s), Member(s):	All
Policy/Legal Reference:	MLPA
Staff Prepared/Presented:	Lisa Barajas, Planner, Local Planning Assistance, 651-602-1895 Phyllis Hanson, Manager, Local Planning Assistance, 651-602-1566
Division/Department:	Community Development / Local Planning Assistance

Proposed Action

Information only item. No action.

Background

In 2001, the Metropolitan Council initiated the Plat Monitoring Program with input from the Builders Association of the Twin Cities (BATC) and MetroCities (formerly the Association of Metropolitan Municipalities). The objective of the Plat Monitoring Program is to provide an annual report on sewer residential development in some *Developing* communities, including the average density, the mix of new sewer residential development, number of units platted, and the amount of land developed. Participating communities complete an annual summary worksheet and submit copies of plats approved during the calendar year.

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 to the Program. 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 sewer residential plats starting with 2006 plats as a condition of a land use amendment. In 2007, the Cities of Orono and Cottage Grove were required to join the program as conditions of comprehensive plan amendment (CPA) requests, while the City of Eagan voluntarily joined the program. This report analyzes sewer residential development in 24 cities and one (1) township.

Overview

This report provides information about urban sewer residential plats approved in 2007 including acres platted, units approved, and resulting net density for twenty-five of the forty-five *Developing* communities, including Andover, Blaine, Brooklyn Park, Chanhassen, Cottage Grove, Eagan, 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 83 plats resulting in 3,028 housing units in 2007. The report also shows the trends for all the participating communities since the inception of the program, including year-to-year density and housing mix comparisons.

Summary

Summary of the 2007 plat monitoring data:

- Participating communities: 25 of the 45 *Developing* communities (56%)

- Number of Plats: 83
- Number of Acres Platted: 811.7 net developable acres
- Number of Units Platted: 3,028 units
- Average net density of plats: 3.7 units/net developable acre
- Lowest net density 0.4 units/acre; highest net density 27.8 units/acre
- Housing mix: 48% single family and 52% multi-family

Analysis

From 2000 to 2007, participant communities have platted an average of about 8,100 single- and multi-family units each year since data has been collected, peaking in 2003 with over 10,000 units. The total number of platted units has declined since then to 2007 when only 3,028 units were platted. More than half of the participant communities approved only three or fewer plats for the study year, with three of the participant communities not platting any new units in 2007.

Density

Annual reports from 2000 to 2007 show that, on average, plat monitoring communities continue to plat sewer residential development at greater than 3 units per net developable acre overall (Figure 1). The average net density¹ of plats in 2007 was 3.7 units per acre, an increase from the 2006 density of 3.5 units per acre. The net density across participant communities for all recorded years is 3.7 units per acre.

For the study year, some communities did not have any plat approvals to report, and others only had minor subdivisions in which two lots were created from one. For plats approved during the study year, twelve of the communities had net densities of less than 3 units per acre: Andover, Brooklyn Park, Chanhassen, Eden Prairie, Lino Lakes, Maple Grove, Minnetrista, Orono, Rogers, Savage, Shakopee, and Victoria. The majority of these communities, however, have overall net densities greater than 3 units per acre.

On the other end of the density spectrum, some communities have approved senior housing facilities and other large, high density developments resulting in much higher densities—nearly 28 units per developable acre in the case of Inver Grove Heights.

Housing Unit Mix

In 2007, 48% of the platted units were single family and 52% were multi-family homes (Figure 2). This mix continues the decline in the proportion of single-family homes platted: in 2005, 61% of the units were single family, and in 2006, 53% were single family units.

Participant communities platted 1,464 single-family units and 1,564 multi-family units in 2007, significantly fewer than platted in previous years.

Consistency with Local Comprehensive Plans

Figure 3 shows that the total number of units approved in the 2007 plats falls midway between the lowest allowable density and highest

Figure 1. Overall Densities, 2000-2007

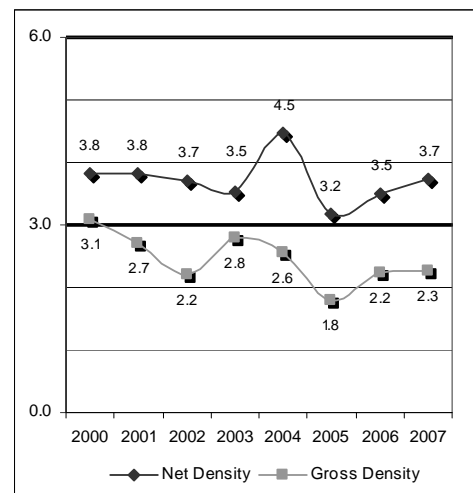


Figure 2. Housing Mix, 2000-2007

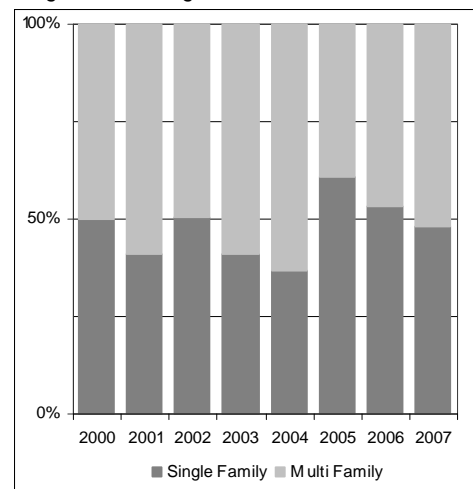


Figure 3. Number of Units Platted & the Allowable Number of Units, 2007

At Lowest Allowable Density	1,737
Actual Units Platted	3,028
At Highest Allowable Density	4,827

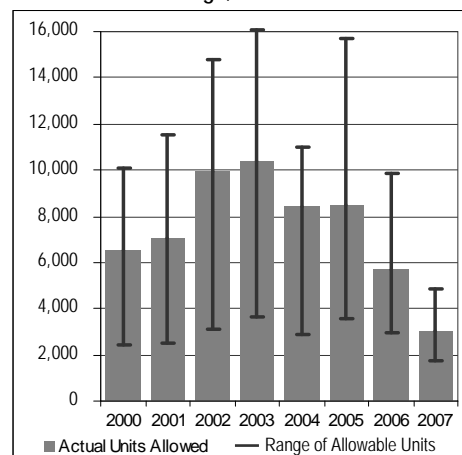
¹ Net density is calculated by starting with the gross residential acreage of the plat and subtracting wetlands, public parks and open spaces, arterial road right-of-way, and other lands prohibited from development by local ordinance.

allowable density, based on the corresponding land use designation and allowable density range described in local comprehensive plans for the platted properties.

The lowest allowable density (first row in table) was calculated by summing the numbers of units anticipated if the 811.7 net developable acres were platted at the lowest allowable density, according to the local comprehensive plan and land use designations. Similarly, the highest allowable density was calculated by summing the numbers of units anticipated if all net developable acres were platted at the highest allowable density as described in each community's local comprehensive plan.

Over the course of the program, the number of units platted each year has consistently fallen at about the mid-point of the allowable density range overall (Figure 4).

Figure 4. Total Units Platted & Allowable Unit Range, 2000-2007



Density Issues

The 2007 Residential Plat Monitoring Program Summary Sheet summarizes the number of acres platted, number of units platted, and the resulting average net density of development for each community and overall. The data shows that most of the participating communities are developing at an average net density of 3 units per acre or greater. Based on the submitted plat data, some communities have not averaged the 3 units per acre minimum, including Empire Township and the Cities of Brooklyn Park, Minnetrista, and Victoria.

Brooklyn Park has been a participant for only two years, limiting the residential development data. During these two years, the city has only approved residential plats totaling less than 35 acres in size. In 2006, the net residential density for approved plats was 2.07 units per acre. The net density improved in 2007, when the city approved five plats resulting in a net density of 2.53 units per acre. Because of the limited size of these developments, though, Brooklyn Park's overall net density is only 2.16 units per acre.

Empire Township started participating in 2003 and has submitted data starting with the 2000 calendar year. In this timeframe, though, the township has approved only four plats, two of which were redevelopments of existing plats. In November 2007, the Metropolitan Council adopted revised MUSA Expansion Guidelines in November 2007. These guidelines state that the Council will not recalculate the density for areas that are replatted. As such, Empire Township's overall net density is 2.7 units per acre.

Minnetrista joined the Program in 2003, but has submitted data from 2000 onward. Based on the City's comprehensive plan and subsequent plan amendments, sewered residential development is targeted to achieve an overall net density of at least 2.2 units per net developable acre. As part of the 2006 comprehensive plan amendment, there were twelve properties designated for development, with specific minimum numbers of dwelling units assigned to them. In 2007, Minnetrista approved seven subdivisions, with developments on three of these properties: Hermitage Shores (20 units on 13.6 net acres), Palmer Pointe (68 units on 27.1 net acres), and Dutch Lake Knoll Estates (38 units on 18.3 net acres). These three developments meet the minimum number of units designated for the specific properties in the 2006 CPA. The other four subdivisions were minor in comparison, totaling 11 units on 6.25 net developable acres. Overall, the City's 2000 - 2007 net density is 1.83 units per acre.

Victoria began participating in the Program in 2003, resulting in five years of data. The city has a history of platting below the required three units per acre, with exception of a few high density developments. From 2003 to 2006, the city's net residential density was 1.9 units per acre. In 2007, Victoria approved only one residential plat of nine units on 3.5 net residential acres. Due to the small size of this development, the net residential density remains at 1.9 units per acre overall.

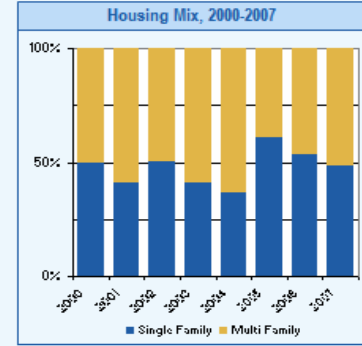
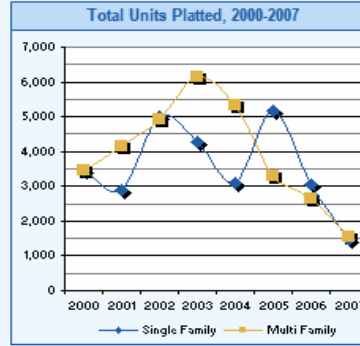
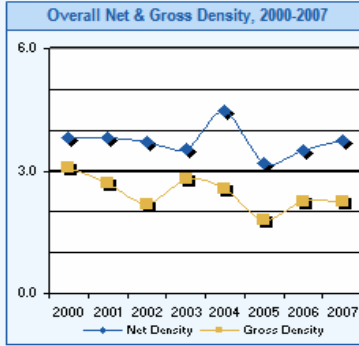
Last year's report discussed Andover's density issues. According to data submitted at the time of last year's report, the net residential density in the city was 2.9 units per acre. Andover started participating in the Plat Monitoring Program in 2003, but this year submitted data back to the year 2000 for this year's report. When the data for 2000, 2001, and 2002 are included in the city's calculations, the city has an overall net density of 3.2 units per acre.

2007 Residential Plat Monitoring Program: Summary Sheet

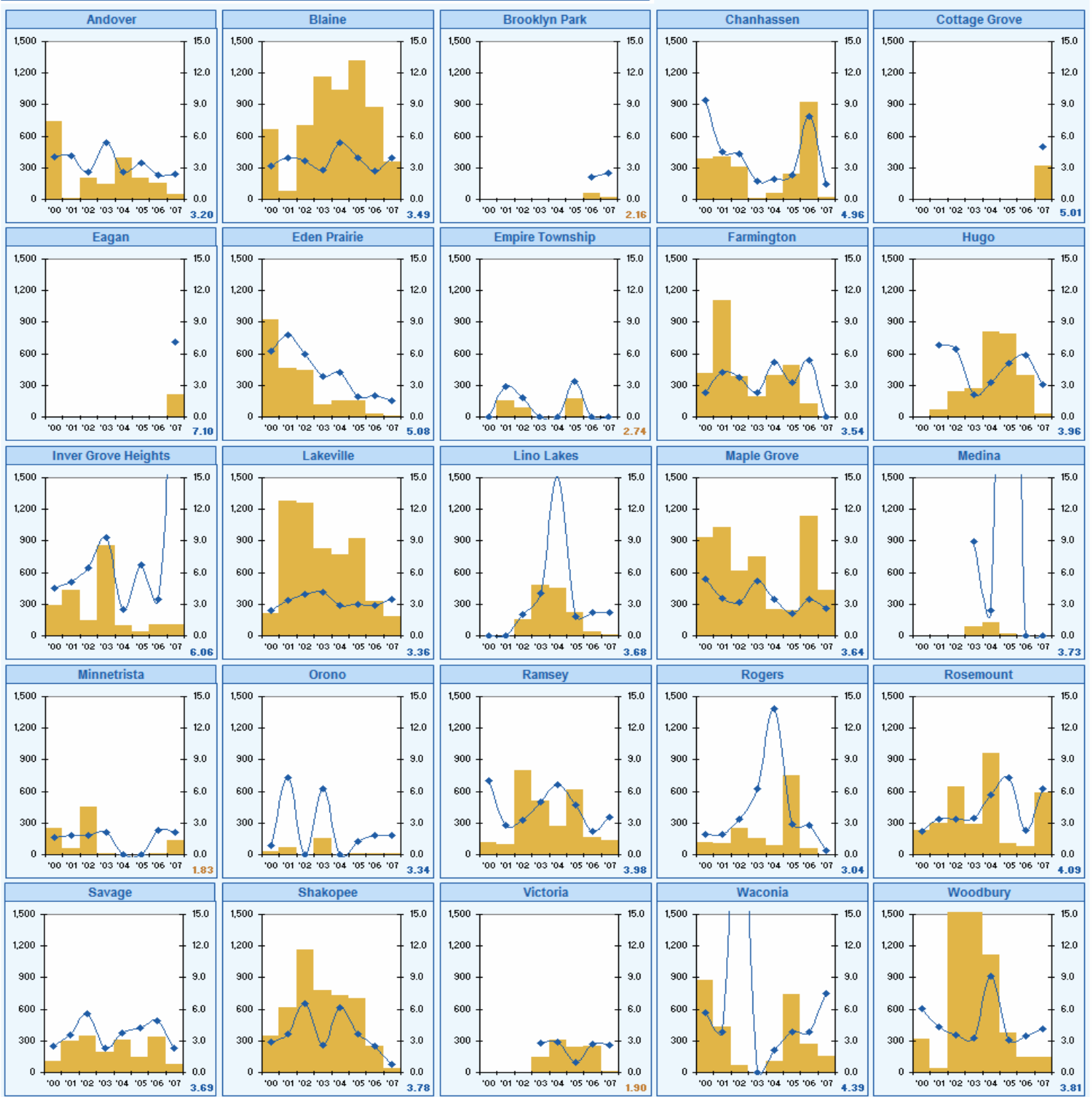
In 2008, three new communities joined the program: Orono, Cottage Grove, and Eagan. Just over 3,000 units were planned in 2007, but overall net density has increased.

2007 AT A GLANCE

Number of Participating Communities	25
Number of Plats	83
Total Net Acres Platted	811.7
Number of Units Planned	3028
Overall Net Density of Plats	3.7
Housing Mix	
Single Family	48%
Multi Family	52%

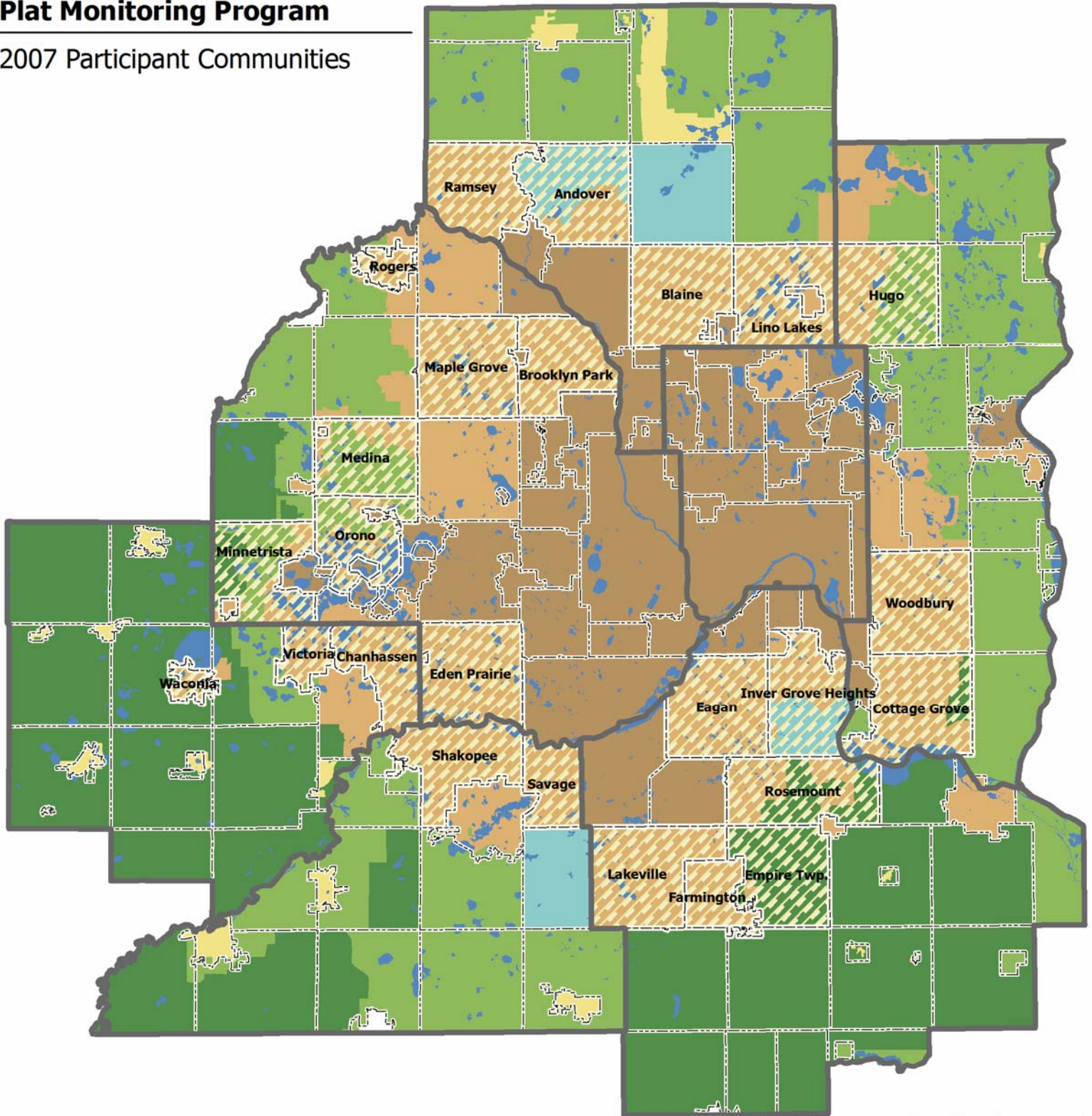


Number of Units Planned & Net Density by Community






Plat Monitoring Program

2007 Participant Communities



Legend

-  Plat Monitoring Participant
-  City and Township Boundaries
-  County Boundaries

2030 Framework Planning Areas

-  Agricultural Area
-  Diversified Rural
-  Rural Residential
-  Rural Center
-  Developing Area
-  Developed Area
-  Non-Council Area

