

C Community Development Committee

Meeting date: May 17, 2010

ADVISORY INFORMATION

Subject:	Plat Monitoring Program – 2008 Data
District(s), Member(s):	All
Policy/Legal Reference:	MLPA
Staff Prepared/Presented:	LisaBeth Barajas, Principal Reviewer, 651-602-1895 Phyllis Hanson, Local Planning Assistance Manager, 651-602-1566
Division/Department:	Community Development / Planning & Growth Management

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 program started with 12 volunteer communities, and now includes 28 communities. The communities annually submit their residential plat data for the preceding calendar year. The attached report summarizes data from 28 participating communities through the end of the 2008 calendar year, including 27 cities and 1 township. Collection of 2009 data is currently underway.

In 2008, the participating communities approved 25 plats. These plats accounted for 1,363 units on 261.2 net acres, resulting in an overall net density of 5.2 units per acre. Of the 1,363 units platted, 75% were multi-family units, continuing the increase since 2005 in the percentage of multi-family units platted.

The total number of units platted in 2008 was considerably smaller than in previous years, and lower than the average annual number of units platted of 6,800 units since the inception of the program. While the total number of units platted experienced a significant decline, the overall density in 2008 was the highest overall density recorded for all years recorded in the program.

Rationale

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, the mix of new sewered residential development, the 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.

Funding

Not applicable.

Known Support / Opposition

None.

Attachments

- 2008 Plat Monitoring Program Report
- 2008 Residential Plat Monitoring Program Summary Sheet

Plat Monitoring Program

Residential Platting in Developing Communities in the Twin Cities Region | 2008

About the Program

The Plat Monitoring Program tracks and monitors development in the region, specifically within areas designated as “Developing” in the *2030 Regional Development Framework* (Figure 1), the metropolitan area’s development guide. Twelve communities participated in the pilot program in 2001, including: Blaine, Chanhassen, Eden Prairie, Hugo, Inver Grove Heights, Lakeville, Maple Grove, Ramsey, Savage, Shakopee, Woodbury, and Waconia. The Program continues to grow as the Twin Cities Region develops.

The Program provides baseline data on residential development trends in these communities and was designed to help answer the following questions:

- Is residential development consistent with Metropolitan Council policies?
- How are communities accommodating residential development in comparison to their local comprehensive land use plans?
- What is the mix of housing types that communities are approving each year (single family vs. multi-family)?
- How is residential land being developed within the Metropolitan Urban Service Area (MUSA)?

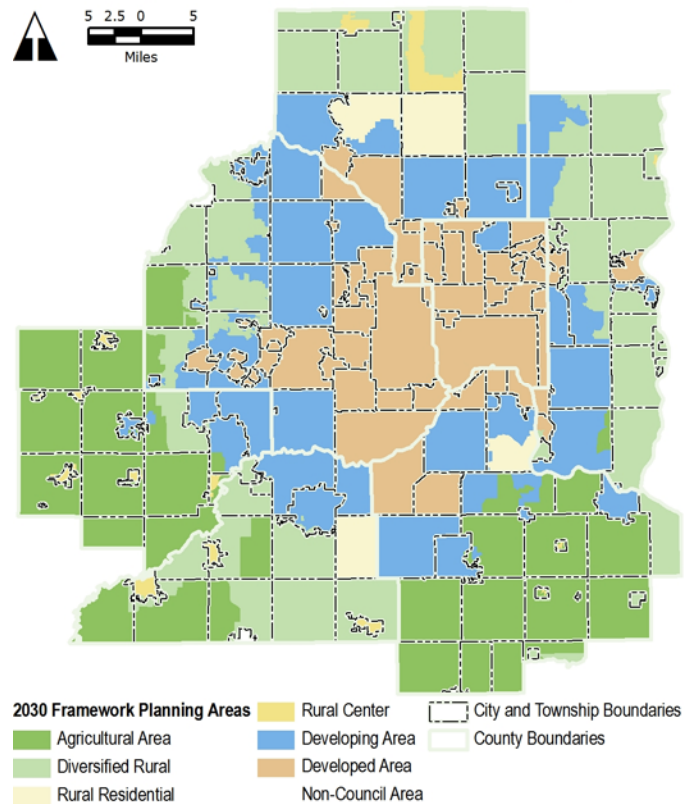
The Council annually reports on residential development in participating communities using data collected through the Program. The Program assists communities and Metropolitan Council staff in assessing a community’s consistency with the Council’s residential density policy, which requires sewered residential development to occur at a minimum density of 3 to 5 units per net developable acre. By maintaining an historical record of approved sewered subdivisions, the Council and metropolitan communities can evaluate the success of communities in implementing the density policy and the extent to which the Metropolitan Disposal System is being used efficiently. In addition, participating communities receive credit for residential plats meeting the Council’s density policy and receive increased development flexibility within the MUSA for plats exceeding the density policy.

Program Participant History

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

2008 SNAPSHOT	
Participating Communities	28
Number of Plats	25
Net Acres Platted	261.2
Number of Units Platted	1,363
	Single Family 342
	Multi Family 1,021
Overall Net Density of Plats	5.2
Housing Mix	
	Single Family 25%
	Multi Family 75%

Figure 1. Regional Development Framework Planning Areas



Residential Platting in Developing Communities in the Twin Cities Region | 2008

sewered residential development in some *Developing* communities, including the average density, the mix of new sewered residential development, the 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. As conditions of Metropolitan Urban Service Area (MUSA) expansion amendments, Empire Township and the Cities of Andover, Lino Lakes, Medina, Minnetrista, Rogers, Rosemount, and Victoria were added to the program in 2003.

The City of Brooklyn Park was required to report sewered 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. In 2008, as a part of the decennial review of comprehensive plan updates, the Cities of East Bethel, Mayer, and New Germany were added to the Program.

This report analyzes sewered residential development in 27 cities and 1 township (see Figure 2). This report also shows the trends for all the participating communities since the inception of the program for years with submitted data, including year-to-year density and housing mix comparisons.

Analysis

From 2000 to 2008, participant communities have platted an average of approximately 6,800 single- and multi-family housing units each year since data has been collected, peaking in 2003 with over 10,000 total units. Since 2005, the total number of units platted annually has been declining, with the fewest number platted in 2008 when only 1,363 units were platted. Fourteen of the participant communities did not record any plats in 2008, while nine of the communities only recorded one plat each. In the study year, 25 plats were recorded by the participating communities. This is down from 2007, when only three of the participant communities did not record any plats and the remaining recorded a total of 83 plats.

Total Housing Units and Unit Mix

In 2008, 75% of the platted units were multi-family units, for a total of 1,021 multi-family units and 342 single family units. This continues the decline in the proportion of single-family homes platted overall: in 2005, 61% of the units were single family, in 2006, 53% were single family, and in 2007, 48% were single family (see Figure 3).

Figure 2. 2008 Participant Communities

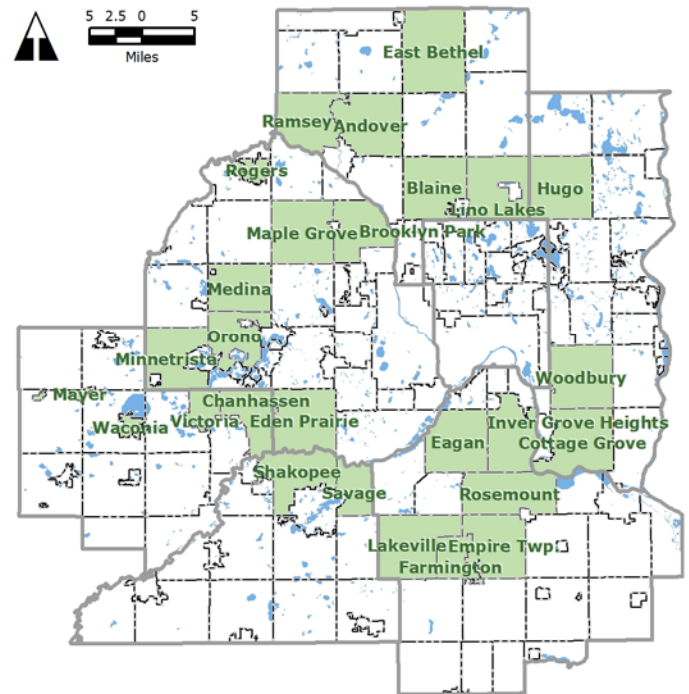
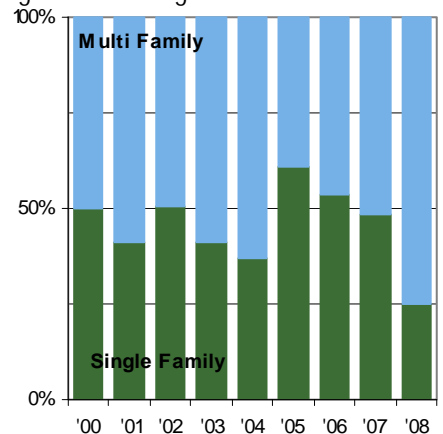


Figure 3. Housing Mix



Residential Platting in Developing Communities in the Twin Cities Region | 2008

While the number of single family units is significantly smaller than the previous year (1,464 units), the number of multi-family units platted in 2008 is 1,021 units (see Figure 4). As shown in Figure 5, the total number of units platted has seen a precipitous decline since 2003 when a high of 10,410 units were platted. Total units platted in 2008 represents only 10% of that platted in 2003 and just over one third of that platted in 2007.

Consistency with Local Comprehensive Plans

From year to year, participant communities as a group have approved plats that are consistent with the general guiding in their local comprehensive plans. As shown in Figure 5, the total number of units approved in the 2008 plats falls about midway between the lowest allowable density and the highest 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 was calculated by summing the numbers of units anticipated if the 261.2 net developable acres platted were subdivided at the lowest allowable density as shown in the local comprehensive plans and applicable land use designations. Similarly, the highest allowable density range was calculated by totaling the numbers of units anticipated if all net developable acres were subdivided at the highest allowable density range 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 overall allowable density range (Figure 6). While some communities may approve individual plats with densities lower or higher than described in the land use guiding, as is the case with some lot splits (low density) or planned unit developments with density bonuses (high density), the total number of units has not fluctuated within the allowable range very much over the course of the program.

Overall Density

Annual reports from 2000 to 2008 show that, on average, plat monitoring communities continue to plat sewered residential development at greater than three (3) units per net developable acre overall (see Figure 7). The average net density of plats recorded in 2008 was 5.2 units per acre, the highest overall density recorded since the inception of the program. The net density across participant communities for all years on record is 3.77 units per acre.

Overall net density has been steadily climbing since a recorded low in 2005. Overall net density initially peaked in 2004 at 4.5 units per acre, and then fell to a low of 3.2 units per net acre in 2005. Since then, recorded net densities have been increasing with a new peak of 5.2 units per acre in 2008, despite the decline in the total number of units platted over the past couple of years.

Figure 4. Total Units Platted, 2000-2008

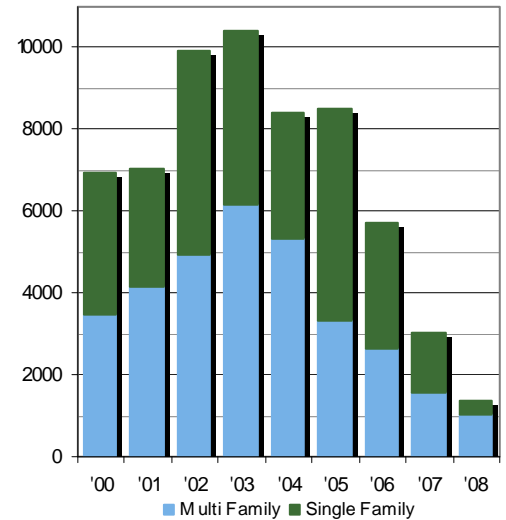
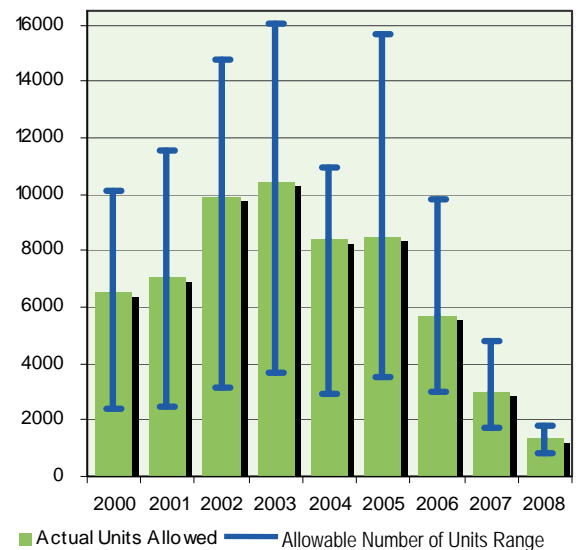


Figure 5. Number of Units Platted & Allowable Number of Units, 2008

At Lowest Allowable Density	814
Actual Units Platted	1,363
At Highest Allowable Density	1,827

Figure 6. Planned and Actual Units



Residential Platting in Developing Communities in the Twin Cities Region | 2008

For the study year of 2008, 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, six of the communities had net densities of less than 3 units per acre for the calendar year: Brooklyn Park, Eagan, Eden Prairie, Lino Lakes, New Germany, and Rosemount. Brooklyn Park, Eagan, and Lino Lakes each approved plats that were small in size, resulting in a total of 19 new units among the four communities. Eden Prairie and New Germany each approved larger plats of 44 and 45 units respectively.

An additional 14 communities did not record any plats in 2008, an increase since 2007. In 2007, only 3 of the participating communities did not record plats.

On the other end of the density spectrum, plats were approved with net densities as high as 15 units per acre, with several smaller developments at densities around 4 and 5 units per acre.

Density by Community

The 2008 Residential Plat Monitoring Program Summary Sheet (attached) summarizes the number of acres platted, number of units platted, and the resulting average net density of development for each community and for all participating communities 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, seven communities have not averaged the 3 units per acre density minimum during the recorded timeframe, including the following: the City of Brooklyn Park, the City of East Bethel, Empire Township, the City of Mayer, the City of Minnetrista, the City of New Germany, and the City of Victoria.

Most of the communities are approving sewer residential plats that are consistent with the comprehensive plan guiding for those properties. The density in some communities is low due to the short timeframe of the recorded data and the lack of development in recent years. All of these communities are planning for higher densities consistent with the Council's density policy, and expect to see increasing densities in the future as development occurs.

New Participant Communities

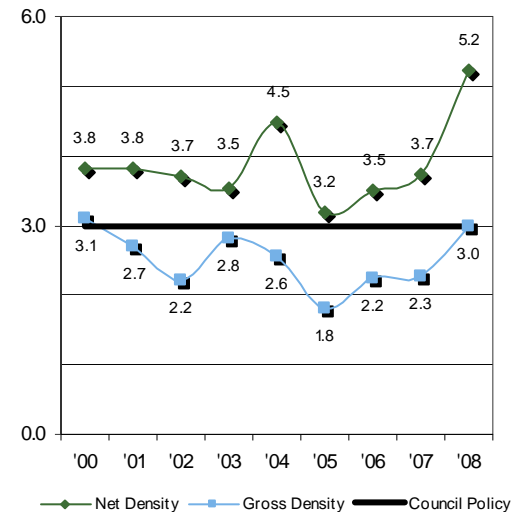
The Cities of East Bethel and Mayer joined the Program in 2008 and coincidentally did not record any sewer residential plats in that calendar year. The lack of plats accounts for their individual densities being 0 units per acre.

City of Brooklyn Park

This is the third year of participation for the City of Brooklyn Park, with residential development data for only these three years. During the City's Program participation, the City has approved few sewer residential plats, totaling 76 units on 34.8 net development acres. In 2008, the City only had one recorded plat, resulting in 4 units on 1.47 net developable acres.

From year to year, the City's net density has increased, from 2.07 in 2006 to 2.72 in 2008. The plats that the City has approved have been consistent with the City's comprehensive plan (adopted by the City in 2001), which has guided these areas for low density residential use at 0 to 3 units per acre.

Figure 7. Overall Densities, 2000-2008



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While the older, developed part of the community has higher density areas, the City's overall net density for plats recorded during the City's Program participation remains less than 3 units per acre at 2.18 units per acre, despite increasing densities of residential plats.

Empire Township

Empire Township joined the Program in 2003, and has submitted data starting with the 2000 calendar year. In this timeframe, however, the Township has approved only three new plats, with two replats of existing subdivisions and no new sewered residential plats recorded in 2008. According to the Metropolitan Council's Revised MUSA Expansion Guidelines, adopted in November 2007, the Council does not recalculate density for areas that are replatted. Due to the replatting and the lack of new subdivisions, the Township's overall net density remains at 2.7 units per acre, consistent with the Township's comprehensive plan, which guides these areas for 2 to 6 units per acre.

City of Minnetrista

The City of Minnetrista joined the Program in 2003, but has submitted data from calendar year 2000 onward. Based on the City's comprehensive plan, in effect in 2008, and the 2006 comprehensive plan amendment (CPA), sewered residential development is targeted to achieve an overall net density of at least 2.2 units per net developable acre. As a part of the 2006 CPA, there were twelve properties identified for development, with specific minimum numbers of dwelling units assigned to each property. Since the 2006 CPA, the City has been approving plats consistent with the 2006 CPA, with various other small developments approved at densities consistent with the land use guiding.

In 2008, Minnetrista did not record any approved plats. To date, the City has approved sewered residential plats totaling 917 units on 500.7 net developable acres, resulting in a net density of 1.83 units per acre, unchanged from the 2007 report. Guiding in the City's 2008 comprehensive plan update provides for higher densities in other parts of the community, outside of properties included in the 2006 CPA. Staff will continue to monitor development and densities for consistency with approved plans.

City of New Germany

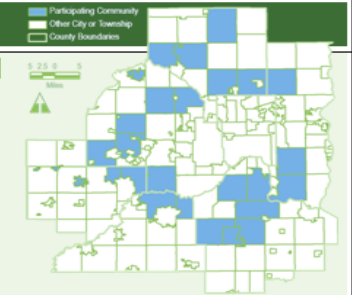
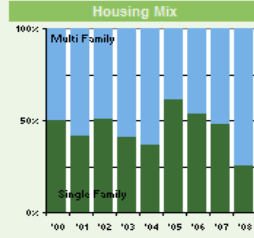
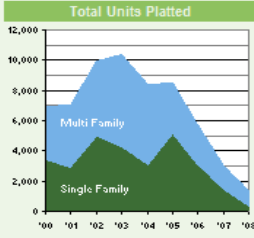
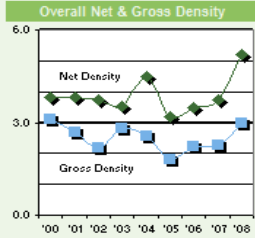
The City of New Germany joined the program in 2008, and only recorded one plat during that year. The plat, called Trophy Lake Estates IV, was referred to in the City's comprehensive plan update as Hollywood Twp Orderly Annexation Area No. 1. The plat includes 45 single family units on 161 gross acres, or 63.48 net residential acres, resulting in a net density of 0.71 units per acre. The City recognized the low density of this plat in their comprehensive plan update (Business Item 2008-45) and has indicated that density will be increased in other areas to account for the low density in this plat. Council staff will continue to monitor densities in the community.

City of Victoria

The City of Victoria began participating in the Program in 2003, resulting in six years of data. The City has a history of platting below the required 3 units per acre, with the exception of a few high density developments. From 2003 to 2007, the City's net residential density was 1.9 units per acre. In 2008, the City did not record any sewered residential plats, and so the City's density remains at 1.9 units per acre. The Council reviewed the City's comprehensive plan update (Business Item 2009-275) and included advisory comments regarding the City's need to achieve a minimum density of 3 units per acre and the potential for additional review and action should the City fail to do so.

2008 Residential Plat Monitoring Program Summary Sheet

2008 SNAPSHOT	
Participating Communities	28
Number of Plats	25
Net Acres Platted	261.2
Number of Units Platted	1363
Single Family	342
Multi Family	1021
Overall Net Density of Plats	5.2
Housing Mix	
Single Family	25%
Multi Family	75%



Number of Units Platted & Net Density by Community

Overall Net Density ## Net Density ◆ Number of Housing Units ■

