

## Community Development Committee

Meeting date: September 21, 2020

**Subject:** 2019 Plat Monitoring Report

**District(s), Member(s):** All

**Policy/Legal Reference:** Metropolitan Land Planning Act

**Staff Prepared/Presented:** Raya Esmaili, Senior Planner, Local Planning Assistance (651-602-1616)

**Division/Department:** Community Development / Regional Planning

### Proposed Action

None. This item is presented for information purposes only.

### Background

The Council annually reports on the platting activity in the participating communities as a method of tracking development patterns on the region's developing edge. This information is used to assess consistency with the Council's land use policies, evaluate trends in land usage and housing mix, analyze for consistency with local comprehensive plans, and to review sewer connection permits. Staff will present this report at the Community Development Committee meeting.

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 45 communities. The communities annually submit their residential plat data for the preceding calendar year. The attached report summarizes data from 45 participating communities through the end of the 2019 calendar year, including 44 cities and one township.

In 2019, the participating communities approved a total of 127 plats, which is a slight decrease from 131 plats in 2018, but an overall increase from the previous years of economic downturn. These plats accounted for 6,313 housing units, single and multi-family, on 1,677.9 acres of net developable land. The overall net density of the plats during this year was 3.8 units per acre, demonstrating the continued consistency in implementing the Council's sewer residential development policy. Of the units platted, 54% were single family units and 46% multi-family units. While the majority of units platted in the reporting year are single family, during the life of the program, 46% of the total units platted have been multi-family.

This year's report includes a new analysis, using Council Research's residential permit data to show the amount of time it takes for residential plats to be realized as permits. Tracking this information for the long term will result in a better understanding of development trends and market demand.