

Information Item

Community Development Committee



Meeting Date: July 18, 2022

Topic

2021 Plat Monitoring Report

District(s), Member(s):	All
Policy/Legal Reference:	Metropolitan Land Planning Act
Staff Prepared/Presented:	Katelyn Champoux, Associate Planner (651-602-1831) Raya Esmæili, Senior Planner (651-602-1616)
Division/Department:	Community Development / Regional Planning

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 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 (Program) with input from the Builders Association of the Twin Cities (BATC), currently known as Housing First Minnesota, 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 2021 calendar year, including 44 cities and one township.

In 2021, the participating communities approved a total of 179 plats, which is an increase from 128 plats in 2020, as well as an overall increase from the previous years of economic downturn. These plats accounted for 10,135 single and multi-family housing units on 2,201 acres of net developable land. The overall net density of the plats during 2021 was 4.6 units per acre, demonstrating the continued consistency in implementing the Council's sewer residential development policy. Of the units platted, 67% were single family units and 33% multi-family units. While the majority of units platted in the reporting year are single family, during the life of the program, there is a similar share of single family (55%) and multi-family (45%) units platted.

This year's report continues to analyze the platting activity relative to the Council'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. Between 2009 and 2021, 11% of plats were realized as development permits within the same year, 32% of the plats within one year, and 20% within two years of the lot being platted.