

Information Item

Community Development Committee



Meeting Date: June 20, 2023

Topic

2022 Plat Monitoring Report

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

Background

At the June 20, 2023, Community Development Committee meeting, Committee members will review the 2022 Plat monitoring Report. 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.

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 2022 calendar year.

In 2022, the participating communities approved a total of 151 plats, which is a decrease from 179 plats in 2021. These plats accounted for 11,187 single and multi-family housing units on 2,059 acres of net developable land. The overall net density of the plats during 2022 was 5.4 units per acre, demonstrating the continued consistency in implementing the Council's sewer residential development policy. Of the units platted, 55% were single family units and 45% multi-family units, which matches the housing mix of all units platted between 2000 and 2022.

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 2022, 11% of plats were realized as development permits within the same year, 34% of the plats within one year, and 20% within two years of the lot being platted.