

Information Item

Community Development Committee



Meeting Date: June 17, 2024

Topic

2023 Plat Monitoring Report

District(s), Member(s):	All
Policy/Legal Reference:	Metropolitan Land Planning Act
Staff Prepared/Presented:	MacKenzie Young-Walters, Senior Planner, Local Planning Assistance (651-602-1373)
Division/Department:	Community Development / Regional Planning

Background

At the June 17, 2024, Community Development Committee meeting, Committee members will review the 2023 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 2023 calendar year.

In 2023, the participating communities approved a total of 93 plats, which is a decrease from 153 plats in 2022. These plats accounted for 6,568 single and multi-family housing units on 1,127 acres of net developable land. The overall net density of the plats during 2023 was 5.8 units per acre, demonstrating the continued consistency in implementing the Council's sewer residential development policy. Of the units platted, 50.4% were single family units and 49.6% multi-family units, which is slightly below the historical 55% single family unit and 45% multi-family unit split average observed over the life of the program.

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 2023, 11% of plats were realized as development permits within the same year, 48% of the plats within one year, and 69% within two years of the lot being platted.