

Plat Monitoring Program Update

Community Development Division

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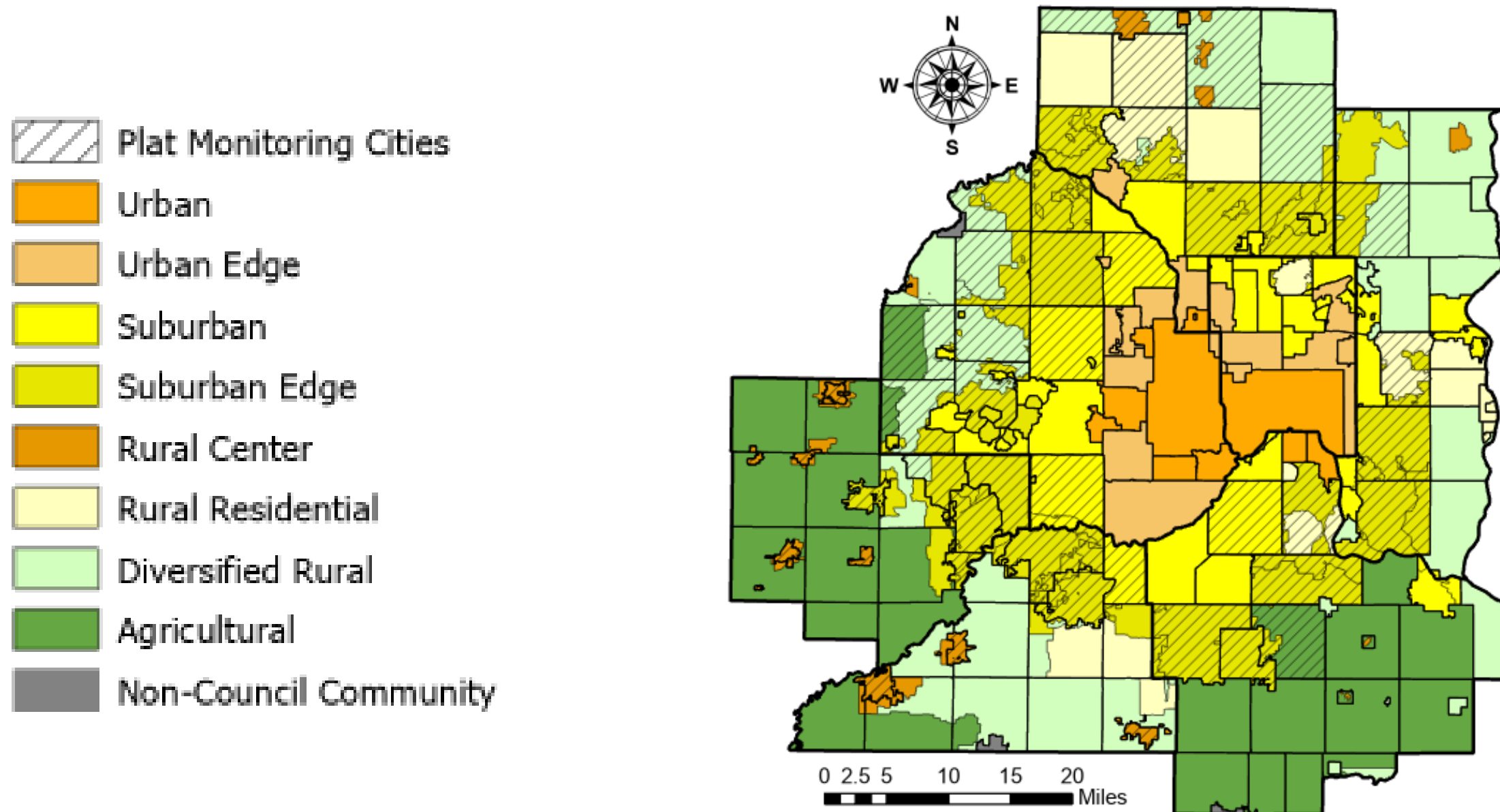


Background



- Program started in 2001 to:
 - Measure Council policy success
 - Track sewered residential developments
 - Assess the availability of land supply
 - Monitor overall net density of development
- Imagine 2050 Update
 - Ensure program remains relevant.
 - Respond to cities requesting additional flexibility.
 - Examines altering the look-back period.

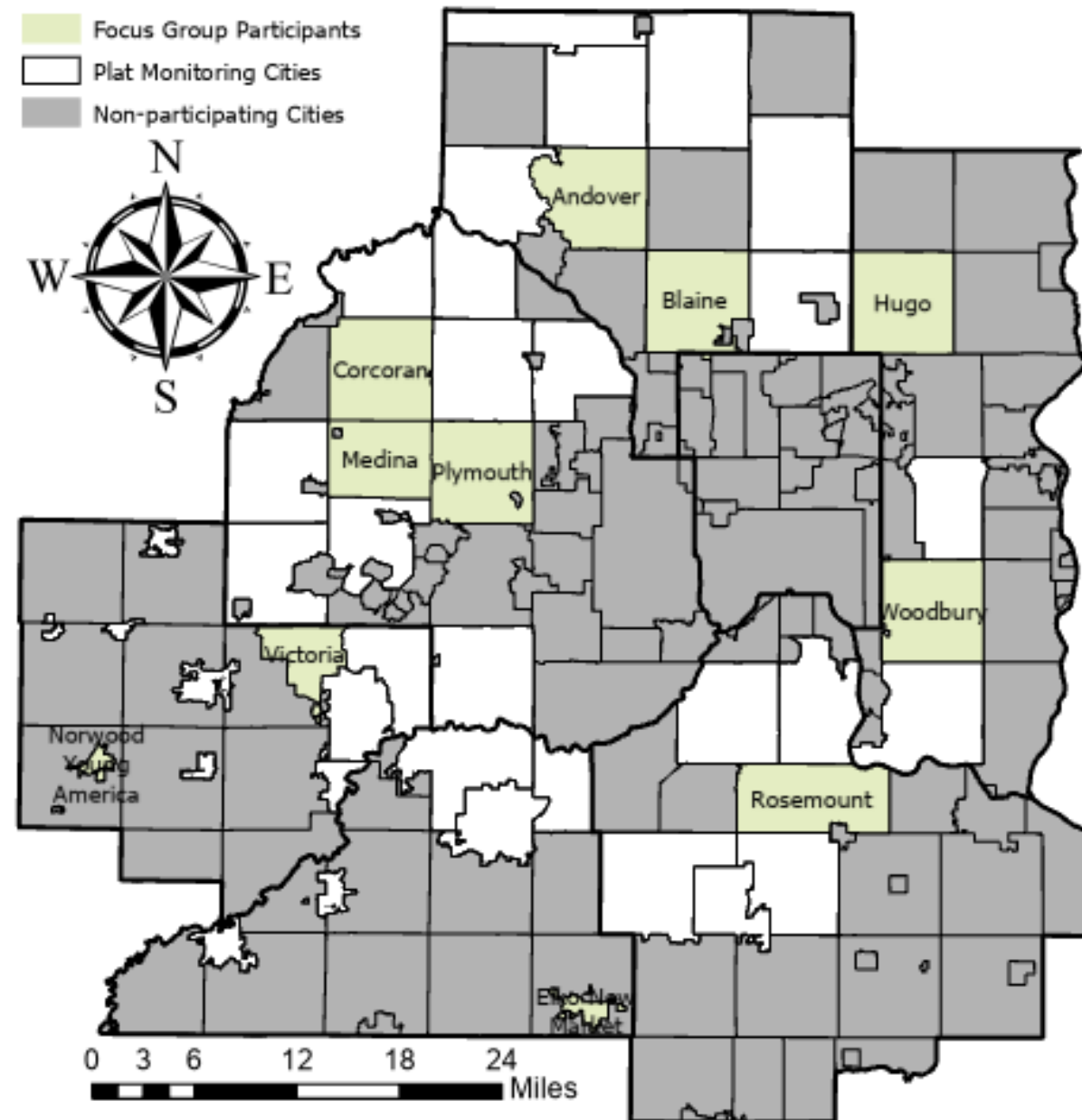
Participating Communities



Focus Group

Focus Group Members

Andover
Blaine
Corcoran
Elko New Market
Hugo
Medina
Norwood Young-America
Plymouth
Rosemount
Victoria
Woodbury



Alternatives



Lookback Scenarios

- **2005 Scenario**
2005 to 2024, 20-year rolling dataset
- **2010 Scenario**
2010 to 2024, previous decade plus current
- **2015 Scenario**
2015 to 2024, 10-year rolling dataset
- **2019 Scenario**
2019 to 2024, approximately Thrive 2040
- **10 Plat Scenario**
10 most recent plats

Analysis

High Level Impact Number of Cities* resulting in a loss, gain, or no change (same) to Net Residential Density based on scenario analysis														
Scenario			Scenario			Scenario			Scenario			Scenario		
2005-2024			2010-2024			2015-2024			2019-2024			Last 10		
loss	same	gain	loss	same	gain	loss	same	gain	loss	same	gain	loss	same	gain
6	23	16	10	14	21	11	8	26	10	3	32	7	12	26

Cities with less than 10 Plats					
Current	2005-2024	2010-2024	2015-2024	2019-2024	Last 10
12	12	13	13	16	12

* Out of 45 participating communities

Analysis

Cities platting under Imagine 2050 Density Requirements by Community Designation						
Designation	Current	2005- 2024	2010- 2024	2015- 2024	2019- 2024	Last 10
Suburban (of 5)	3	3	2	2	1	1
Suburban Edge (of 29)	11	12	10	10	9	9
Rural Centers (of 11)	5	5	5	5	4	5
Total (of 45)	19	20	17	17	14	15

Analysis

Average Change in Net Residential Density by Community Designation					
Designation	2005-2024	2010-2024	2015-2024	2019-2024	Last 10
Suburban	0.12	0.75	3.91	5.97	6.20
Suburban Edge	0.05	0.20	0.37	0.78	0.89
Rural Center	0.06	(0.00)	0.03	(0.12)	0.03
All Designations	0.06	0.20	0.67	1.16	1.28

Analysis

Variance between 2023 and 2024 Average Net Density						
2023 to 2024 Change	Current	2004/2005	2010	2014/2015	2019	Last 10
Mean	.09	0.11	0.12	0.16	0.16	.27
Range	-.27 to 1.6	-.4 to 1.6	-.27 to 1.6	-1.02 to 1.86	-2.16 to 2.9	-5.96 to 8
Largest Change	1.6	1.6	1.6	1.86	2.9	8

Evaluation



Goals of Program Update

1. Continue to receive high quality information about how Council's density policy is being implemented.
2. Restore program's ability to provide flexibility to Cities.
3. Reflect and incorporate changing density standards.

Evaluation



High level takeaways

- 2005 and 2010 Scenarios do not remove enough plats from most cities.
- 10 Plats Scenario leads to too much turnover for high-activity cities.
- 2015 and 2019 Scenarios both have desired impact on the program and good data sets for high activity cities but create limited data sets for lower activity cities.
- 2019 Scenario leaves 16 participants with less than 10 plats.
- 2015 Scenario aligns 10 years of plat data with 10 years of future land use for determining policy compliance by planning decade.
- Need to consider what scenario impact may be 5, 10, 20 years in the future.

Recommendation: 2015 Scenario with minimum of 10 Plats

Pros

- About 2x as many cities gain density as lose it.
- Provides safeguard for lower activity cities.
- Minimizes occurrence of static or volatile numbers.
- Easy to explain/administer (every year oldest data is replaced by most recent years data).
- Matches 10 years of plat data with decade of future land use data for determining consistency.
- 28 of 45 cities could potentially use Plat Monitoring data for Imagine 2050 policy consistency.

Cons

- 2019 scenario benefits more cities.
- Does not align with comprehensive planning cycle

Discussion



Question Prompts

- Do the proposed changes meet the program goals?
- What feedback do you have about the analysis and recommendations for program changes?
- Do you have any questions or thoughts about the recommendations?
- Do you need any additional analysis or information?

Questions?

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