

Plat Monitoring Program Update

Land Use Advisory Committee

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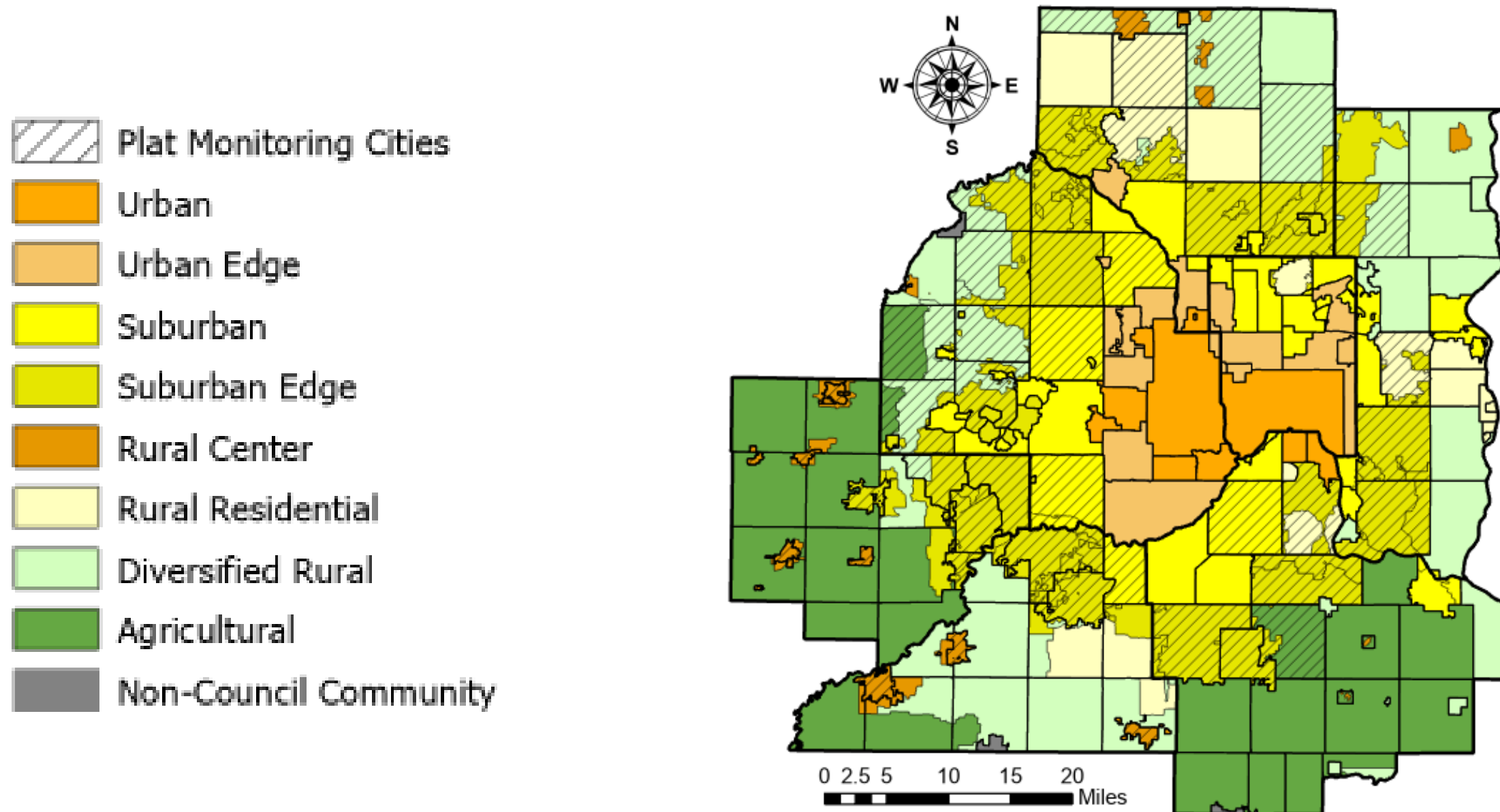


Background



- Program started in 2001 to:
 - Measure Council policy success
 - Track sewer 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.

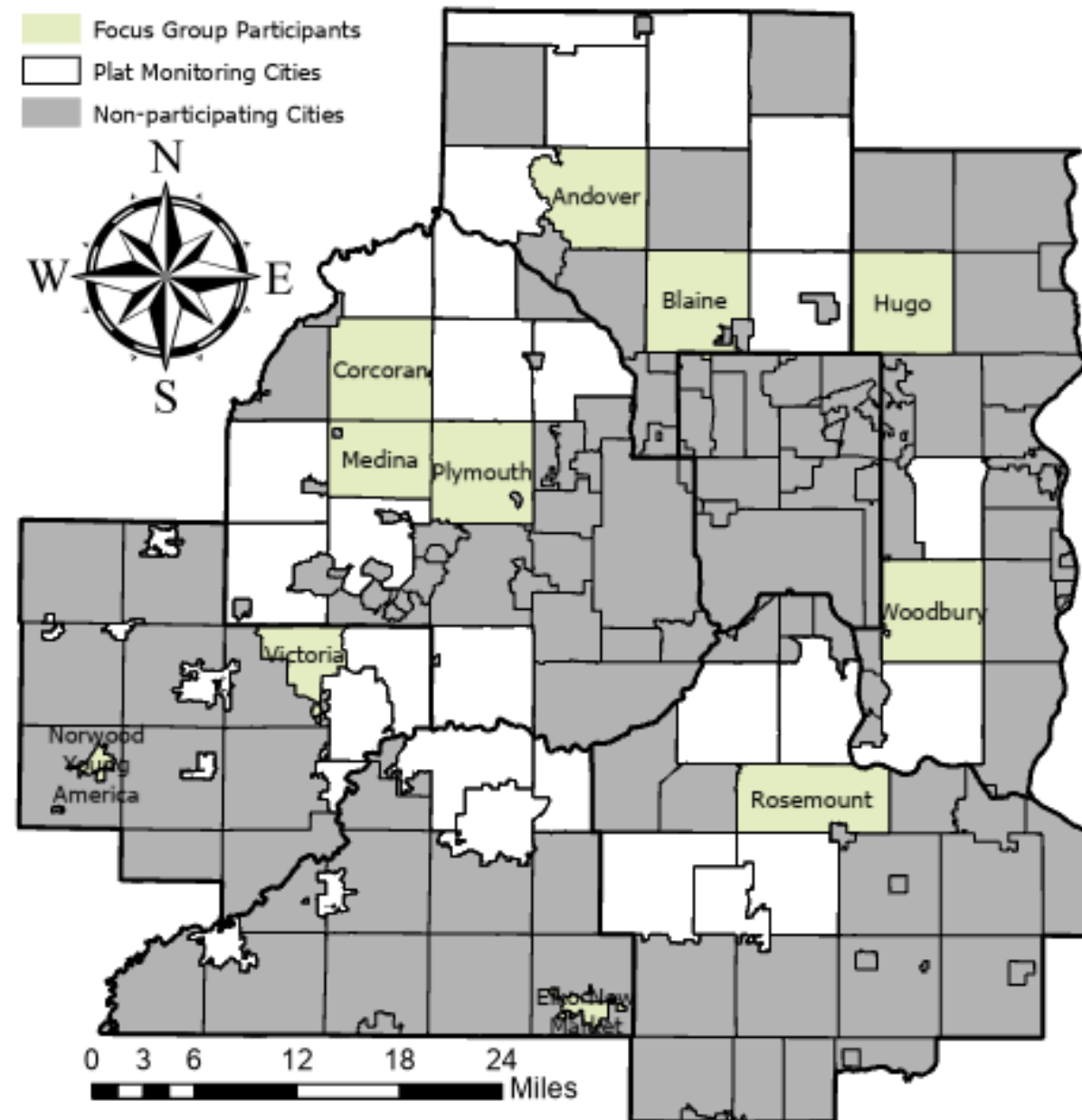
Participating Communities



Focus Group

Focus Group Members

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



Alternatives



Lookback Scenarios

- **2004 Scenario**
2004 to 2023, 20-year rolling dataset
- **2010 Scenario**
2010 to 2023, previous decade plus current
- **2014 Scenario**
2014 to 2023, 10-year rolling dataset
- **2019 Scenario**
2019 to 2023, 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		
2004-2023			2010-2023			2014-2023			2019-2023			Last 10		
loss	same	gain	loss	same	gain	loss	same	gain	loss	same	gain	loss	same	gain
10	23	12	15	13	17	12	10	23	14	2	29	7	13	25

Cities with less than 10 Plats					
Current	2004-2023	2010-2023	2014-2023	2019-2023	Last 10
12	12	13	14	20	12

Analysis

Cities Platting under Thrive MSP 2040 Density Requirements by Community Designation

Designation	Current	2004- 2023	2010- 2023	2014- 2023	2019- 2023	Last 10
Suburban (of 4)	1	1	1	1	1	1
Suburban Edge (of 9)	0	0	0	0	0	1
Emerging Suburban Edge (of 21)	7	8	8	7	4	4
Rural Center (of 11)	5	5	5	6	4	5
Total	13	14	14	14	9	11

Analysis

Cities platting under Imagine 2050 Density Requirements (if different) by Community Designation						
Designation	Current	2004- 2023	2010- 2023	2014- 2023	2019- 2023	Last 10
Suburban (of 5)	3 (up from 1)	3 (up from 1)	2 (up from 1)	2 (up from 1)	2 (up from 1)	1 (up from 1)
Suburban Edge (of 29)	12 (up from 7)	12 (up from 8)	13 (up from 8)	11 (up from 7)	10 (up from 7)	10 (up from 5)
Total	15 (up from 8)	15 (up from 9)	15 (up from 9)	13 (up from 8)	12 (up from 8)	11 (up from 6)

Analysis

Average Change in Net Residential Density by Designation					
Designation	2004-2023	2010-2023	2014-2023	2019-2023	Last 10
Suburban	0.09	0.96	4.55	6.97	6.54
Suburban Edge	0.11	0.46	0.54	0.99	1.01
Emerging Suburban Edge	0.01	0.08	0.26	0.83	0.59
Rural Center	0.05	(0.02)	0.01	(0.09)	0.12
All Designations	0.05	0.18	0.61	1.11	1.06

Analysis

Median Change in Net Residential Density by Designation

Designation	2004-2023	2010-2023	2014-2023	2019-2023	Last 10
Suburban	0.08	0.64	5.04	8.65	7.72
Suburban Edge	0.00	0.08	0.24	0.65	0.38
Emerging Suburban Edge	0.00	0.00	0.00	0.48	0.31
Rural Center	0.00	0.00	0.00	(0.07)	0.56
All Designations	0.00	0.00	0.03	0.48	0.11

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

- 2004 and 2010 Scenarios do not remove enough plats from most cities.
- 10 Plats Scenario leads to too much turnover for high-activity cities.
- 2014 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 20 participants with less than 10 plats.
- Need to consider what scenario impact may be 5, 10, 20 years in the future.

Recommendation: 2014 Scenario with minimum of 10 Plats

Pros

- About 2x as many cities gain density as lose it.
- Minor impact on ability of cities to be consistent with policy.
- 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).
- 26 of 45 cities could use Plat Monitoring data for Imagine 2050 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?
- Are there other options you want to consider?
- Do you have any questions or thoughts about the recommendations?
- Do you need any additional analysis or information in order to consider program change recommendations from LUAC?

Questions?

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