

2025 Plat Monitoring Program Report

Community Development Committee

MacKenzie Young-Walters, Senior Planner

June 1, 2026



Background

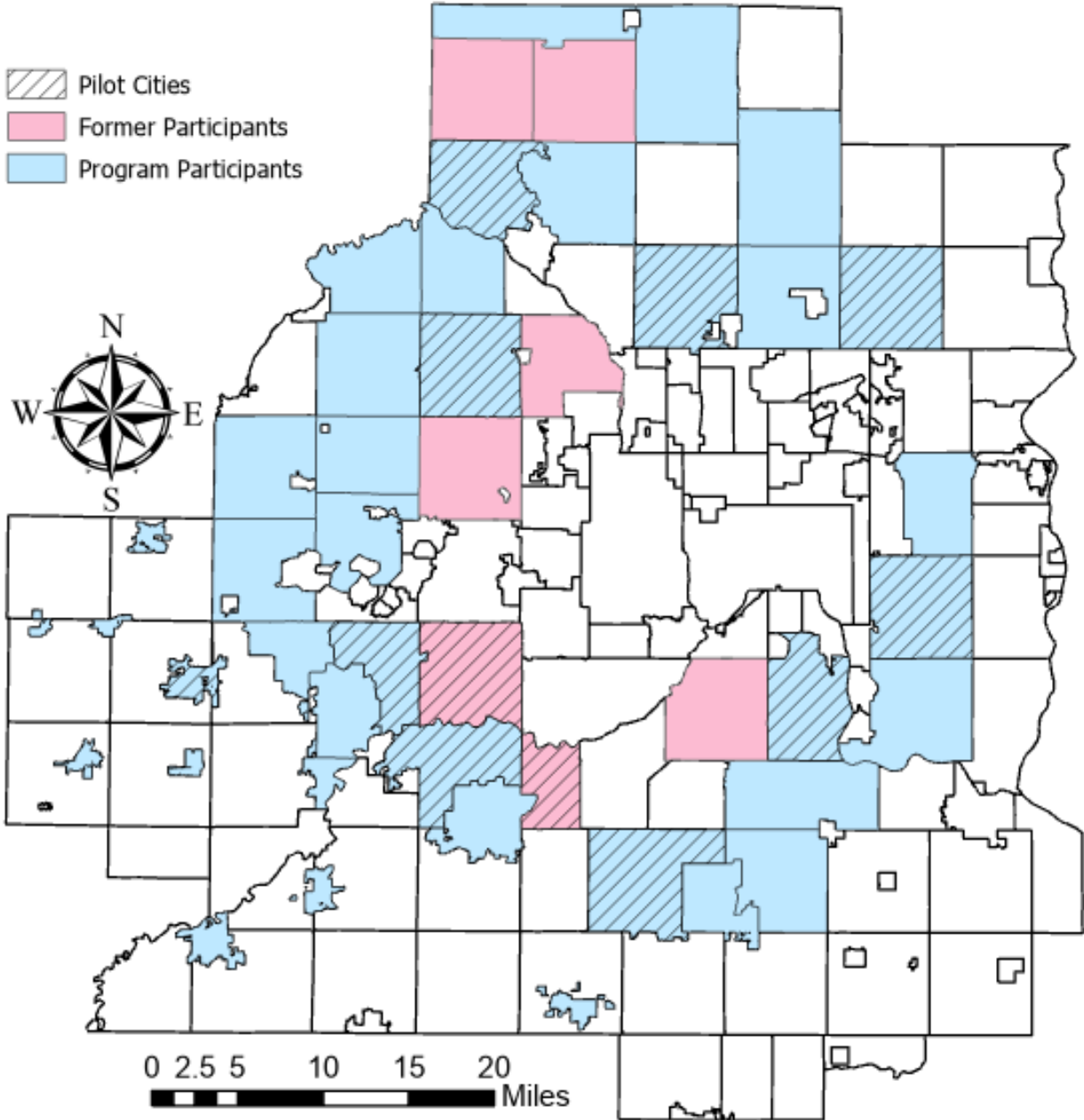


- Program started in 2001
- Program Updated in 2025
 - 10 year or last 10 plats, if 10 or less plats in the last 10 years, period for determining Program credit.
 - Only Suburban Edge and Rural Centers
- Objectives
 - Measure Council policy success
 - Track sewered residential developments
 - Assess the availability of land supply
 - Monitor overall net density of development

Participating Communities

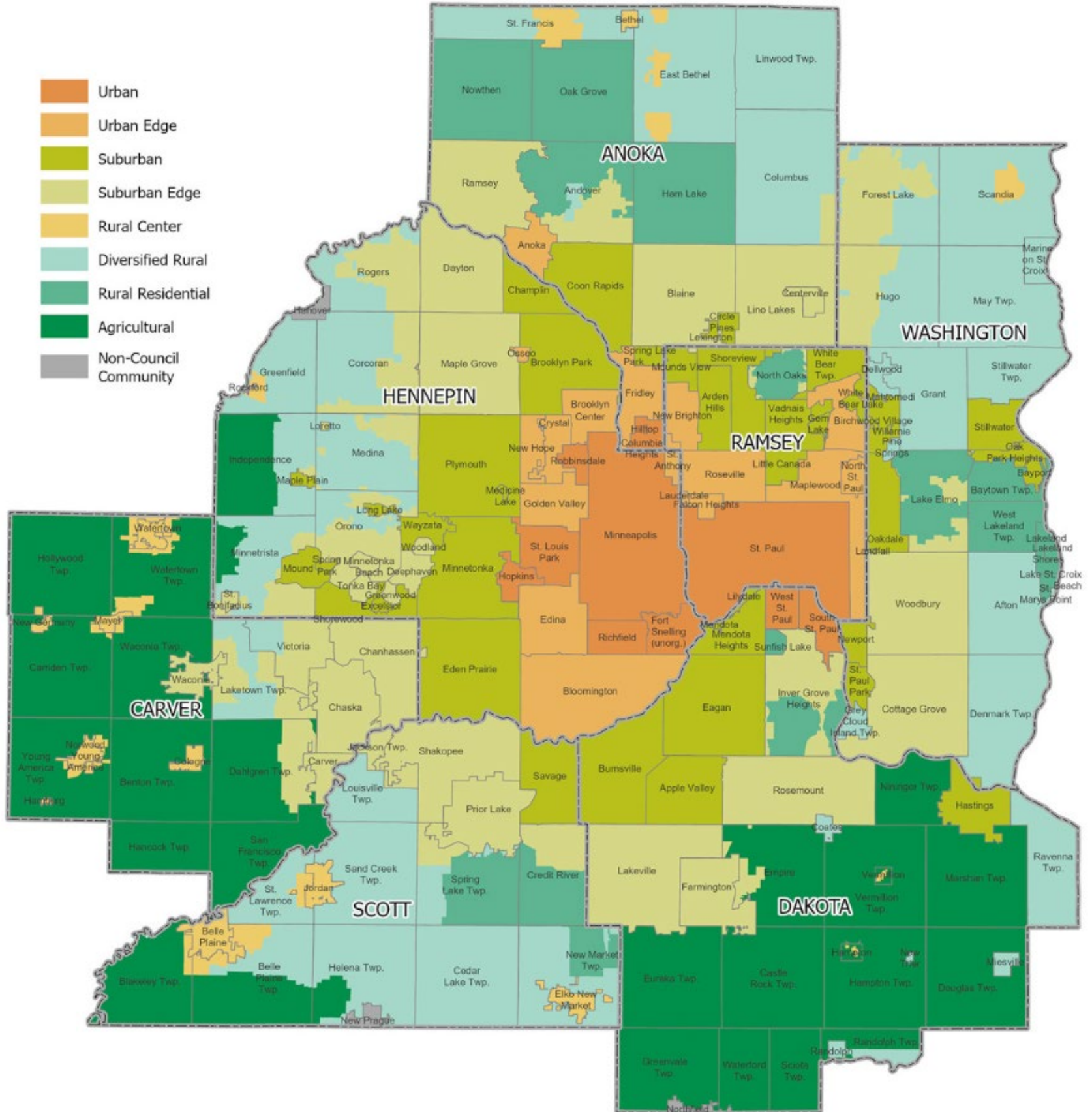
Pilot Communities

- Blaine
- Chanhassen
- Eden Prairie
- Hugo
- Inver Grove Heights
- Lakeville
- Maple Grove
- Ramsey
- Savage
- Shakopee
- Waconia
- Woodbury



Community Designations

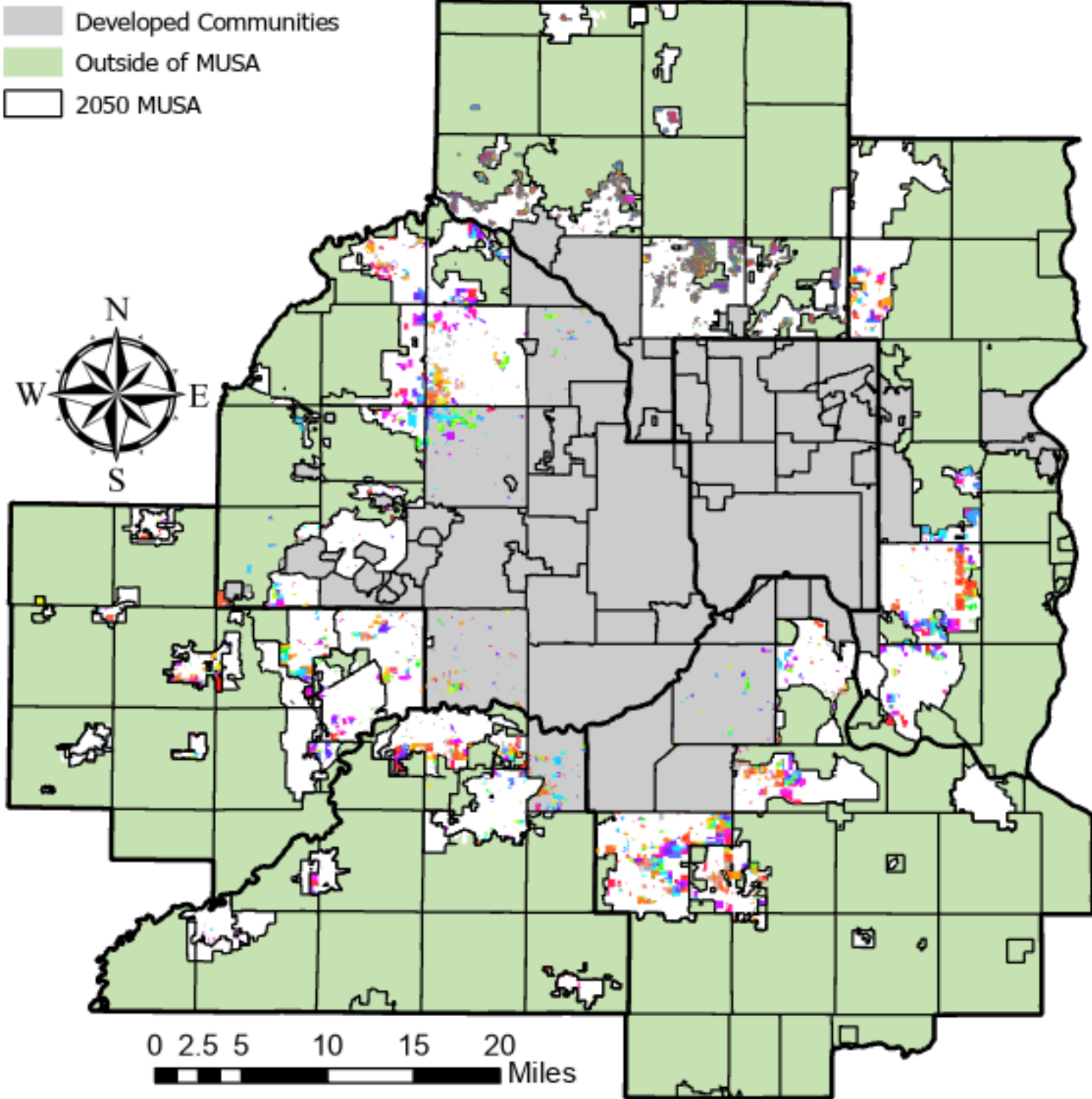
- Urban
- Urban Edge
- Suburban
- Suburban Edge
- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non-Council Community



Overall Platting Activity

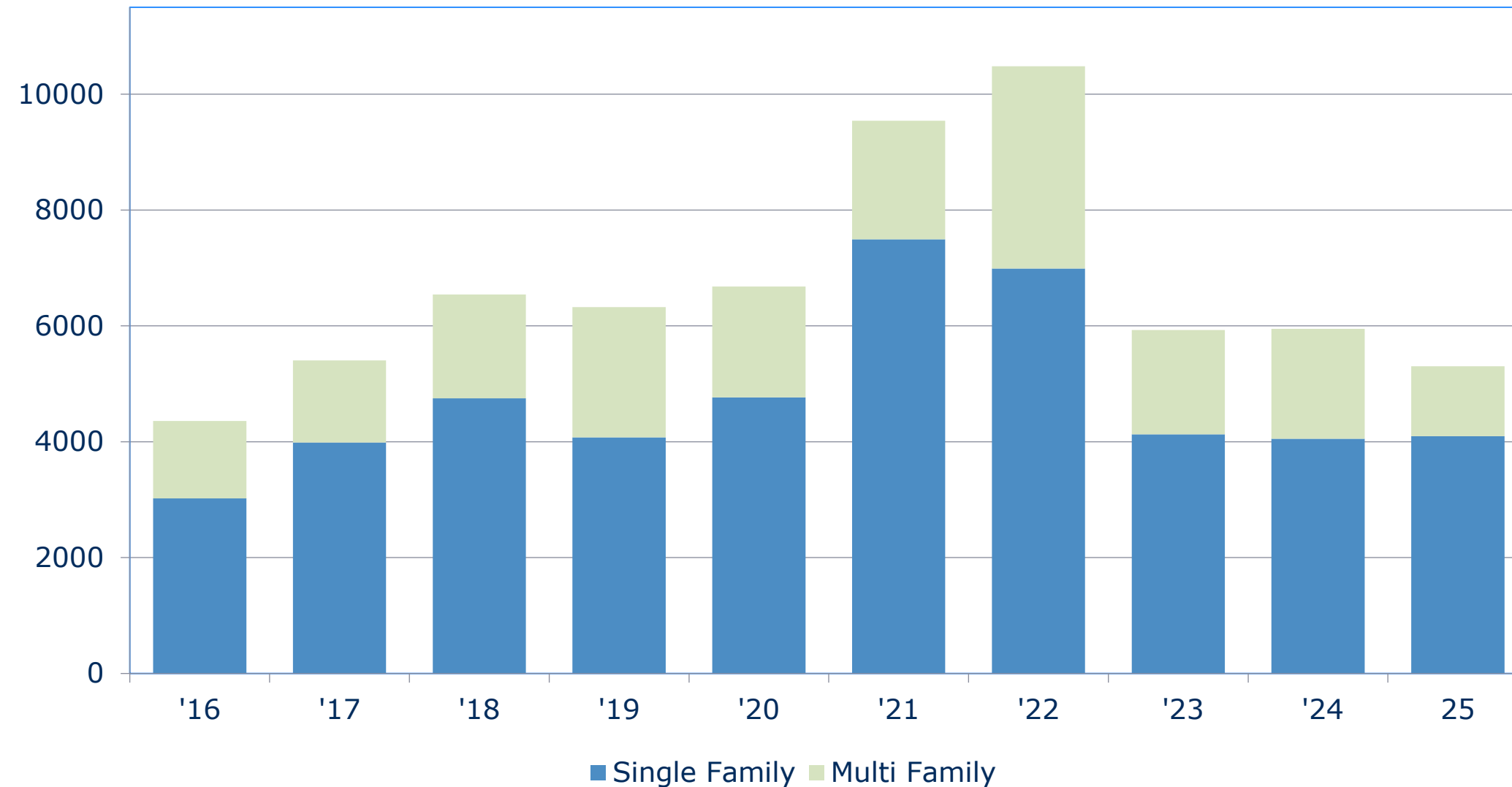
- 2000
- 2001
- 2002
- 2003
- 2004
- 2005
- 2006
- 2007
- 2008
- 2009
- 2010
- 2011
- 2012
- 2013
- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- 2021
- 2022
- 2023
- 2024
- 2025

- Developed Communities
- Outside of MUSA
- 2050 MUSA



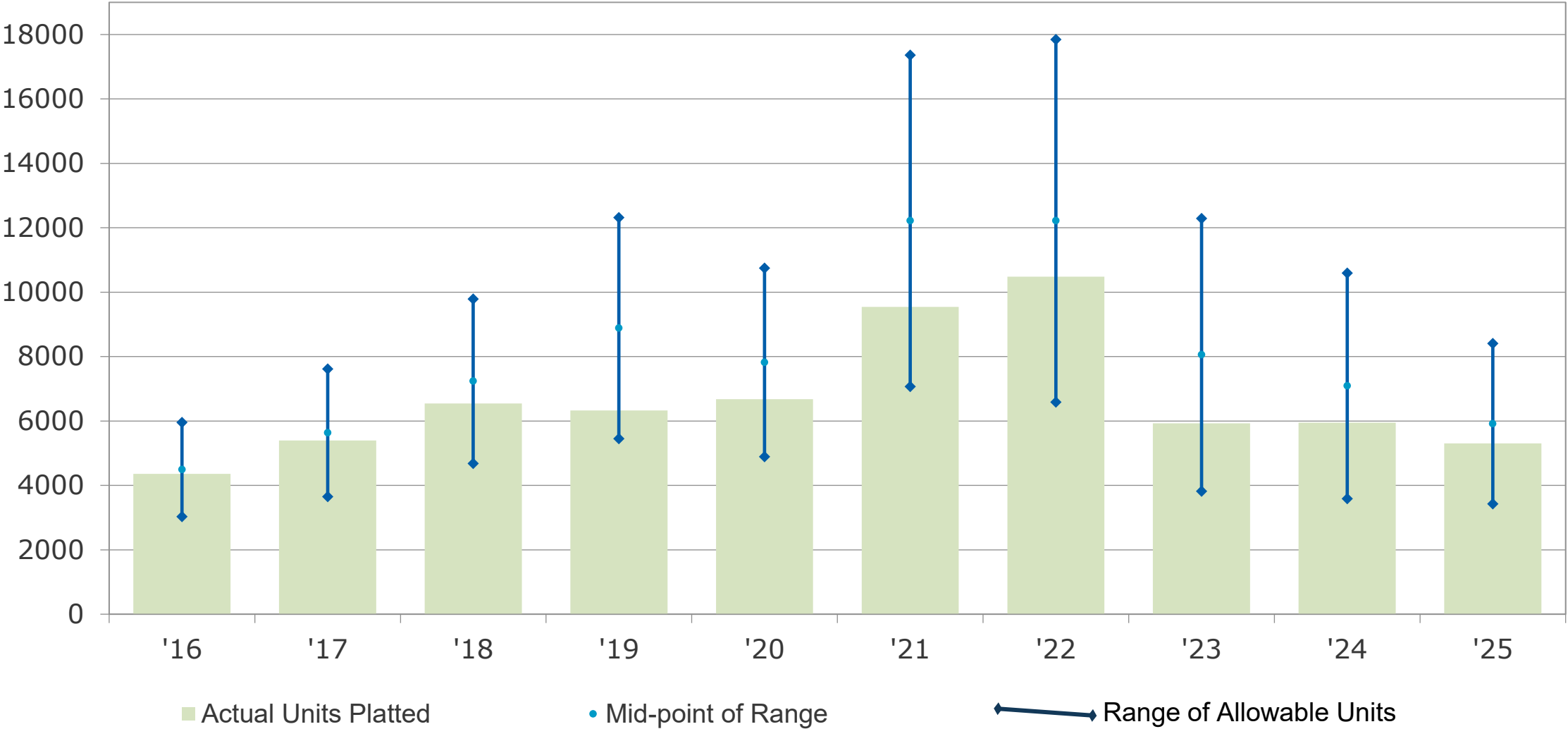
Findings: Housing Mix and Units Platted

Figure 6. Total Units Platted, 2016-2025



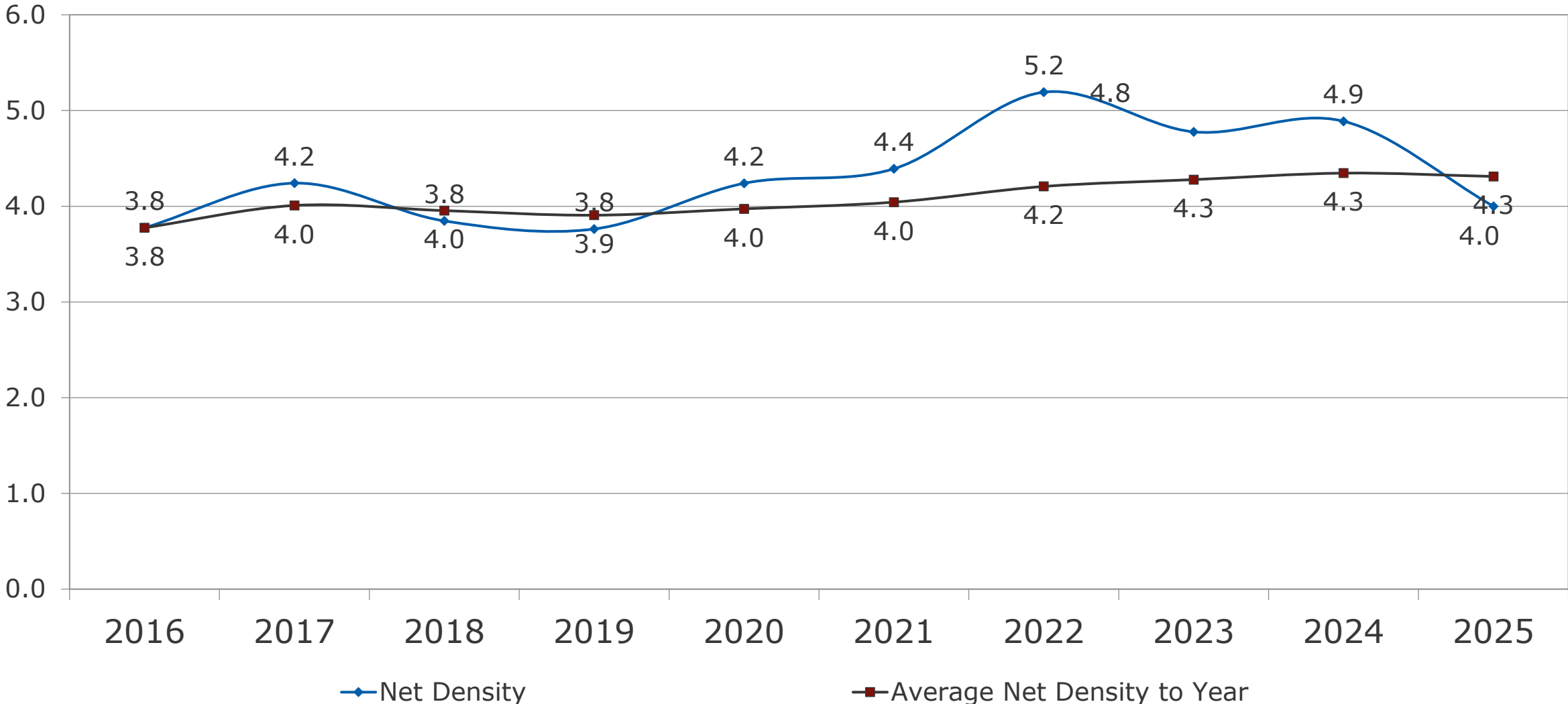
Findings: Local Plans Consistency

Figure 8. Planned and Actual Units



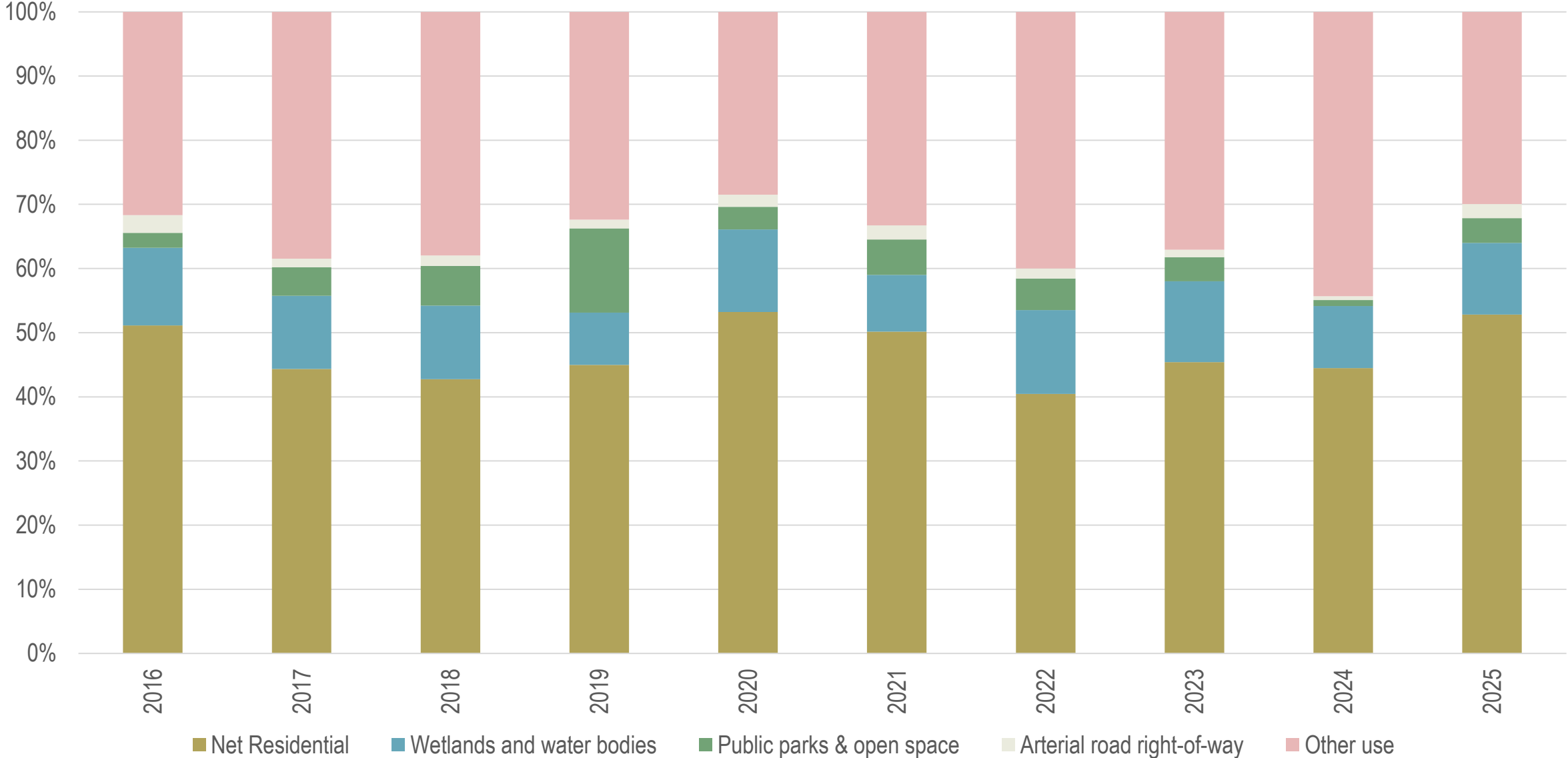
Findings: Overall Density

Figure 9. Average Net Density to Year, 2016-2025



Findings: Land Utilization

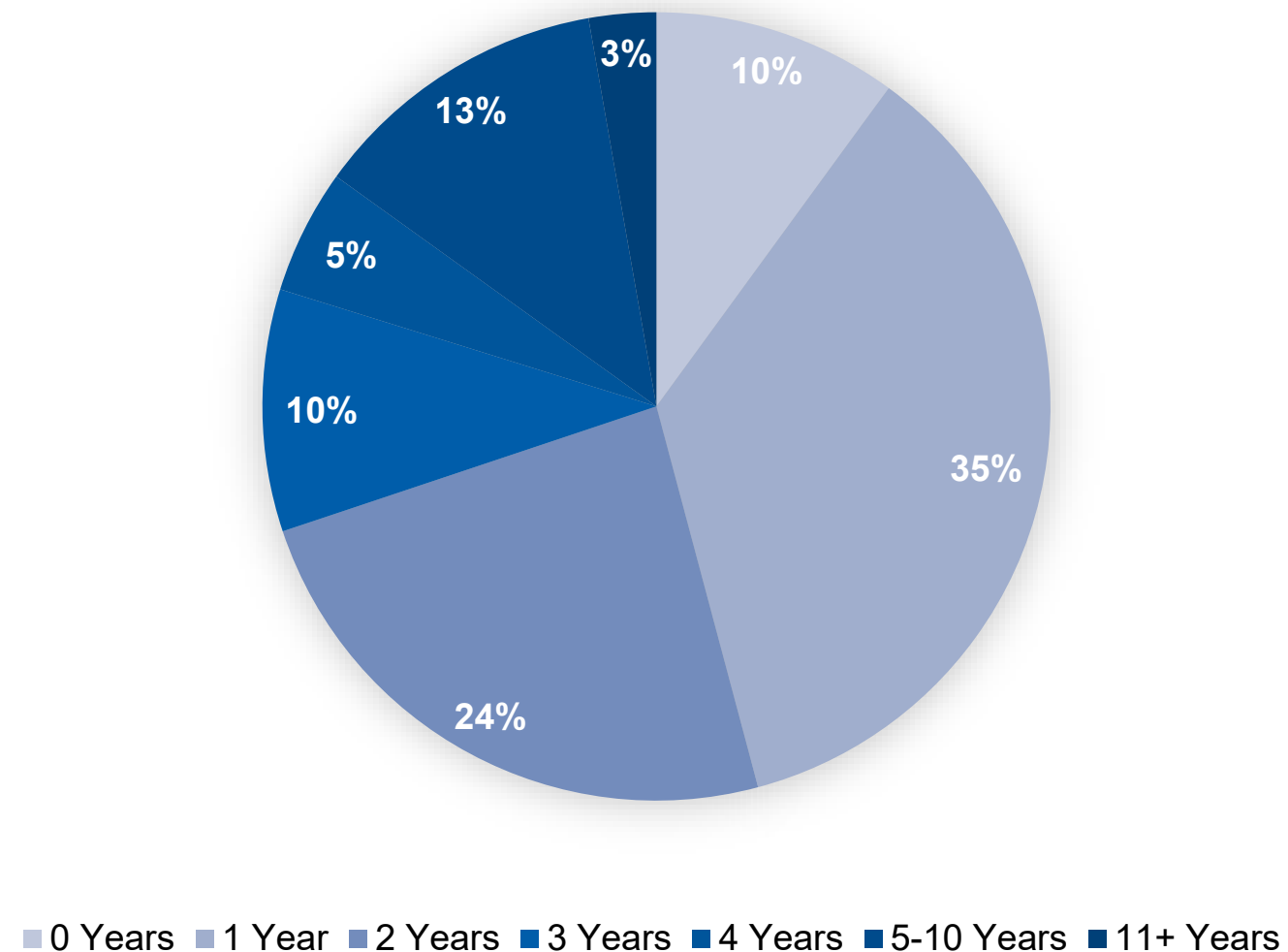
Figure 10: Land Use Consumption by Use



Findings: Lot Absorption

Figure 12. Years to permit

- Lot absorption = amount of time from lot creation to permit
- Timeframe: 2009-2024
- Range: 0 to 22 years
- Varies based on economic stability, housing demand, lot desirability, etc.



Findings: Lot Absorption

Figure 11: Years to Plat by Designation

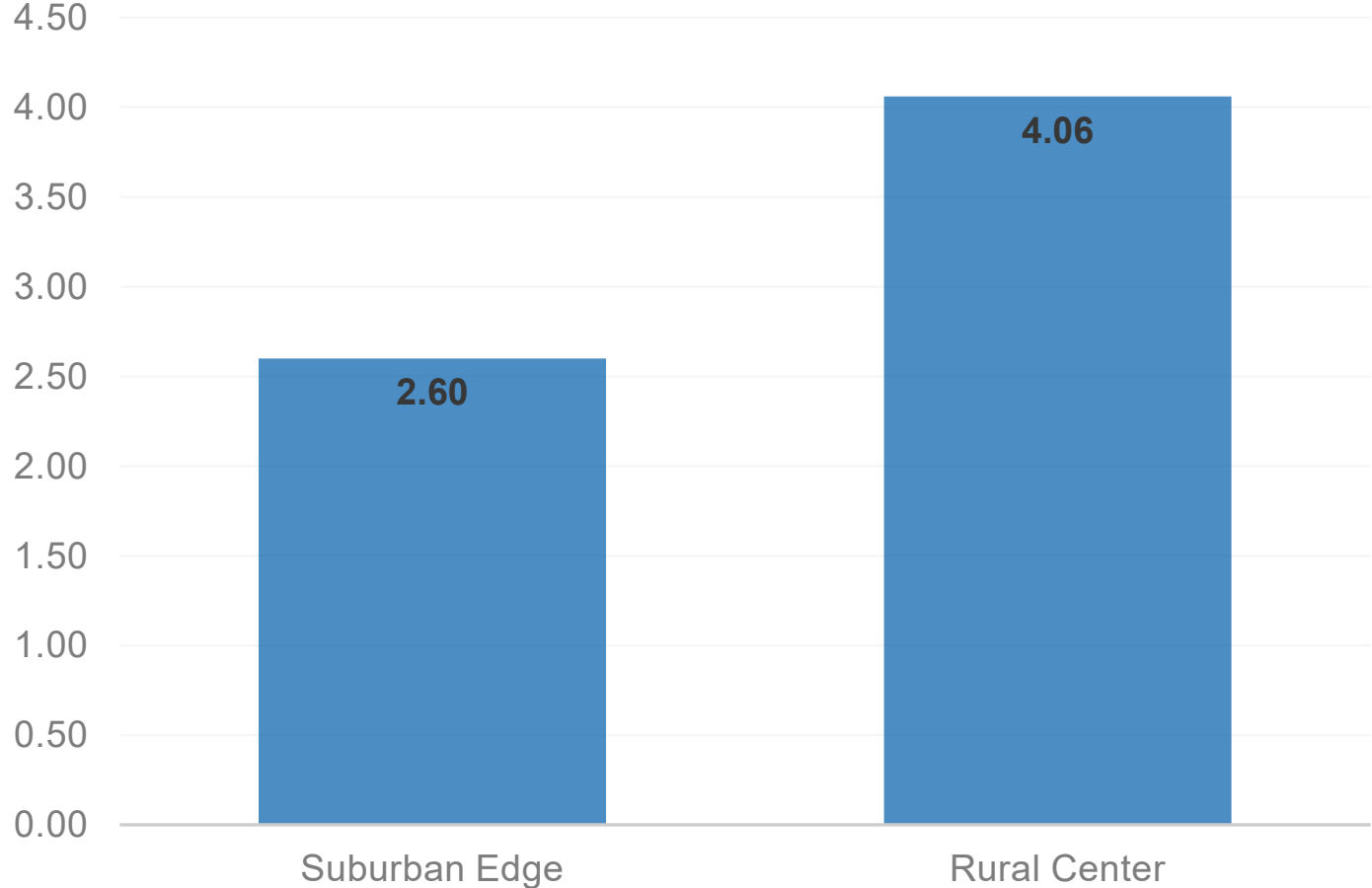
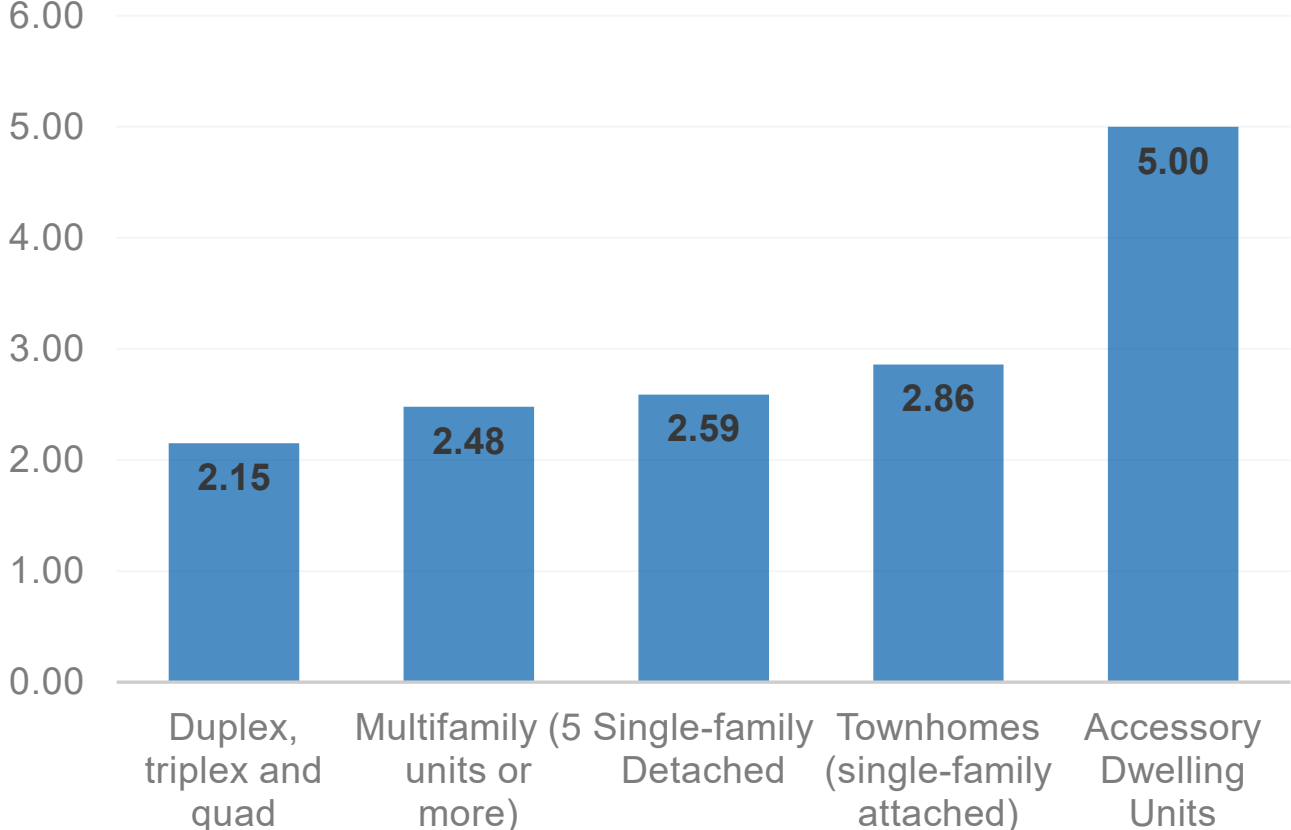


Figure 13: Years to Plat by Housing Type



Questions?

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C O U N C I L