

## MEMORANDUM

**TO:** Chuck Stifter, Parks and Recreation Director

**FROM:** Peter Vickerman, Planning Manager

**DATE:** January 13, 2022

**SUBJECT:** Residential Densities for 2021

Attached is a list of residential plats and certain phased projects filed in 2021 with corresponding area, unit count and net densities.

The density calculations are net excluding wetlands, floodplains, extraordinary drainage and utility easements, parks, and arterial rights-of-way.

As you recall the totals for phased projects are based upon the total unit count in the approved preliminary plat and are, for purposes of this report, reported in the year in which they filed a first phase final plat. They will not be counted again in future reports.

The totals for 2021 as compared to 2020, 2019, and 2018 are as follows:

|                                      | <u>2021</u> | <u>2020</u> | <u>2019</u> | <u>2018</u> |
|--------------------------------------|-------------|-------------|-------------|-------------|
| Units Platted/Approved               | 818         | 672         | 390         | 187         |
| Net Acres Platted/Approved           | 59.5        | 118.5       | 20.3        | 20.7        |
| Average Net Density (units per acre) | 13.8        | 5.7         | 19.2        | 9.0         |

When added to the existing residential inventory in the City, the totals are as follows:

|                                   | <u>2021</u> | <u>2020</u> | <u>2019</u> | <u>2018</u> |
|-----------------------------------|-------------|-------------|-------------|-------------|
| Equivalent Units Platted/Approved | 28,701      | 27,883      | 27,211      | 26,821      |
| Net Acres Platted/Approved        | 9,139       | 9,079       | 8,961       | 8,944       |
| Average Density (units per acre)* | 3.14        | 3.07        | 3.04        | 3.00        |

\*The annual density calculations have been added to the citywide base density, which in 1986 was 2.28 units/acre. The exact criteria or means by which the base numbers were developed is not known.

cc: Heidi Nelson  
Department Directors

**2021 RESIDENTIAL DENSITIES FORM**

|   | TOTAL ACRES        | TOTAL UNITS        | NET ACRES        | UNITS/ ACRE NET      | DETACHED UNITS | NET ACRES | DETACHED NET DENSITY | ATTACHED UNITS | NET ACRES | ATTACHED NET DENSITY | SINGLE PHASE | MULTI-PHASED | INFILL |
|---|--------------------|--------------------|------------------|----------------------|----------------|-----------|----------------------|----------------|-----------|----------------------|--------------|--------------|--------|
| Minnesota Health Village 2nd Addition (Roers Apartments)  | 9.1                | 250                | 9.1              | 27.5                 | -              | -         | -                    | 250            | 9.1       | 27.5                 | Y            | N            | N      |
| Village at Arbor Lakes 15th Addition  | 4.3                | 201                | 4.3              | 46.7                 | -              | -         | -                    | 201            | 4.3       | 46.7                 | Y            | N            | Y      |
| Avery Park  | 23.9               | 119                | 23.9             | 5.0                  | 42             | 13.2      | 3.2                  | 77             | 10.7      | 7.2                  | Y            | N            | Y      |
| Minnesota Health Village 3rd Addition (Roers 55+)   | 6.8                | 169                | 6.8              | 24.9                 | -              | -         | -                    | 169            | 6.8       | 24.9                 | Y            | N            | N      |
| Palisades at Nottingham 3rd Addition  | 5.0                | 7                  | 4.9              | 1.4                  | 7              | 4.9       | 1.4                  | -              | -         | -                    | Y            | N            | N      |
| Weston Commons  | 10.9               | 72                 | 10.5             | 6.9                  | -              | -         | -                    | 72             | 10.5      | 6.9                  | Y            | N            | N      |
|   |                    |                    |                  |                      |                |           |                      |                |           |                      |              |              |        |
| <b>2021 TOTALS</b>  | 60.0               | 818                | 59.5             | 13.8                 | 49             | 18.1      | 2.7                  | 769            | 41.4      | 18.6                 |              |              |        |
|   |                    |                    |                  |                      |                |           |                      |                |           |                      |              |              |        |
| <b>2020 CITY WIDE TOTALS</b>  |                    | 27,883             | 9,079            | 3.07                 |                |           |                      |                |           |                      |              |              |        |
| <b>2021 CITY WIDE TOTALS</b>  |                    | 28,701             | 9,139            | 3.14                 |                |           |                      |                |           |                      |              |              |        |
|   |                    |                    |                  |                      |                |           |                      |                |           |                      |              |              |        |
|   | <b>Total Acres</b> | <b>Total Units</b> | <b>Net Acres</b> | <b>Unit/Net Acre</b> |                |           |                      |                |           |                      |              |              |        |
| <b>2021 SINGLE PHASED</b>   | 60.0               | 818                | 59.5             | 13.8                 |                |           |                      |                |           |                      |              |              |        |
| <b>2021 MULTI-PHASED</b>  | 0.0                | 0                  | 0                | 0.0                  |                |           |                      |                |           |                      |              |              |        |
| <b>2021 Totals</b>  | 60.0               | 818                | 59.5             | 13.8                 |                |           |                      |                |           |                      |              |              |        |
|   |                    |                    |                  |                      |                |           |                      |                |           |                      |              |              |        |
|   |                    |                    |                  |                      |                |           |                      |                |           |                      |              |              |        |
|   |                    |                    |                  |                      |                |           |                      |                |           |                      |              |              |        |
| * The elements and/or exact methodology used in the development of the original citywide figures are not known. |                    |                    |                  |                      |                |           |                      |                |           |                      |              |              |        |