



# Attachment B

## MEMORANDUM

**TO:** Chuck Stifter, Parks and Recreation Director  
**FROM:** Peter Vickerman, Planning Manager  
**DATE:** January 3, 2023  
**SUBJECT:** Residential Densities for 2022

Attached is a list of residential plats and certain phased projects filed in 2022 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 2022 as compared to 2021, 2020, and 2019 are as follows:

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Units Platted/Approved	1,106	818	672	390
Net Acres Platted/Approved	182.3	59.5	118.5	20.3
Average Net Density (units per acre)	6.1	13.8	5.7	19.2

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

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Equivalent Units Platted/Approved	29,807	28,701	27,883	27,211
Net Acres Platted/Approved	9,321	9,139	9,079	8,961
Average Density (units per acre)*	3.20	3.14	3.07	3.04

\*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