

From: [Wojchik, Eric](#)
To: [Todd Larson](#)
Subject: RE: Density
Date: Monday, July 1, 2024 2:01:02 PM
Attachments:

Hi Todd,

Here is the density with the LDR reduced to 2.25 dua – it reduces the overall planned average net density to 3.3dua, when plat monitoring is included.

Reduced LDR to 2.25dua (notional)							
Land Use	2018-2040 Change						
	Density Range		%		Net Acres	Min Units	Max Units
	Min	Max	Residential				
Rural Developing (RD)*	0.1	0.4	100%		-	-	-
Urban Residential Low	1.5	4	100%		160.47	241	642
Low Density Residential	2.25	4	100%		918.48	2,067	3,674
Medium Density Residential	4	6	100%		78.12	312	469
High Density Residential	8	15	100%		2.00	16	30
Mixed Use	5	75	50%		32.95	165	2,471
Total					1,192.02	2,801	7,286
					Overall Density	2.3	6.1
Plat Monitoring Program (2023)					1,044	4,637	
Total Planned and PMP					2,236	7,438	7,286
					Overall Density with PMP	3.3	3.3
*Private Utilities							
The Mixed Use land use includes subcategories with density ranges within the minimum and maximum shown in this table.							

I haven't included any 'new LDR' acres into this calculation, as I don't think that was what was being proposed here. I want to still verify the plat monitoring numbers.

Thanks,

Eric

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