



To: Honorable Mayor and Members of Town Council

From: Julie Kirkpatrick, PLA, ASLA, Long Range Project Manager

Title: Update: Residential Unit Data (through June 30, 2017)

Executive Summary

On May 2, 2017, staff presented an updated residential unit data report with the intention of updating the Council periodically. The data outlines the maximum zoning entitlements and growth areas approved by Council and provides an update on the pace of activity in each area of town through June 2017, which shows an estimated population of 63,378. This is an additional 672 residents compared to the end of March population estimate of 62,706.

Discussion

Each planned development on **Table A** shows the PD's name, date of zoning approval and corresponding PD number depicted on the Town's Zoning District Map to help identify the areas included with the unit counts. The map in **Attachment A** shows the geographic location of each PD area.

Table A: Comparison of Maximum Zoned Units to Built Units, through June 2016

Data through June 30, 2017, please note that these are estimates, and numbers are subject to change

PD #	Planned Developments (year zoned)	MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
		SF	MF	Total	SF	MF	Total
56	Arbors (2002)	38	80	118	0	0	0
81	Auburn Ridge (2013)	0	289	289	0	90	90
2	Brookwood (2003)	72	0	72	50	0	50
4	Cambridge Heights (2003)	0	100	100	0	0	0
5	Castle Highlands (1984)	132	358	490	124	200	324
6	Castle Meadows (1989)	70	218	288	0	0	0
7, 75, 80, 85, 93	Castle Oaks /Terrain (2002)	1992	775	2767	1030	0	1030

PD #	Planned Developments (year zoned)	MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
		SF	MF	Total	SF	MF	Total
8, 9, 10, 43, 91	Castle Pines Commercial / Promenade (1987)	0	1550	1550	0	750	750
11	Castle Ridge East (1996)	30	0	30	28	0	28
12 & 53	Castle Rock Estates - Diamond Ridge (1995)	126	0	126	126	0	126
27 & 71 & 74 & 28	Castlevue Estates - The Oaks of Castle Rock (1985)	248	326	574	114	0	114
62	Castlewood Ranch (1998)	1300	0	1300	1258	0	1258
straight zones, downtown	Central Castle Rock (varies)	1538	883	2421	1522	791	2313
88	Covenant At Castle Rock (2014)	58	0	58	21	0	21
55, 70	Crystal Valley Ranch (2000)	2722	753	3475	803	0	803
54	Dawson Ridge (1986)	2447	5453	7900	0	0	0
63, 92	Founders Village - Inc. Founders 24 and Bella Mesa (1985)	1754	3667	5421	2278	0	2278
45, 86	Hazen Moore (2000)	243	0	243	118	0	118
17	Heckendorf Ranch (1985)	406	224	630	292	0	292
90	Hillside (2009)	120	0	120	0	0	0
19	Lanterns (2003)	1200	0	1200	0	0	0
41	Liberty Village (2004)	1245	0	1245	715	0	715
20, 46, 68	Maher Ranch (1988)	2309	100	2409	760	96	856
37, 38, 82, 89	Meadows (1985)	6642	4002	10644	6007	0	6007
22	Memmen Young Infill (1985)	559	476	1035	0	0	0
23 & 24 & 25	Metzler Ranch (1996)	1056	660	1716	732	580	1312
49, 50, 65	Plum Creek (1983)	3025		3025	1169	360	1529
no PD number, downtown map	Plum Creek Ridge (2006)	92	70	162	28	0	28

PD #	Planned Developments (year zoned)	MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
		SF	MF	Total	SF	MF	Total
29	Plum Creek South (1985)	307	198	505	137	0	137
60	Red Hawk (1996)	658	268	926	793	0	793
47, 48	Scott II (1987)	85	220	305	78	220	298
42	Stanbro PD (1987)	32	92	124	0	0	0
34	Villages at Castle Rock (1981)	0	626	626	0	0	0
58	Wolfensberger - formerly Graham PD (1996)	0	56	56	0	0	0
40, 33, and 35	Woodlands - Inc. Scott Ranch (1983)	1160	0	1160	534	0	534
36	Young American (1983)	78	1128	1206	375	186	561
		ZONED UNITS			UNIT BUILT (CO)		
TOTAL UNITS		31,744	22,572	54,316	19,092	3,273	22,365
POPULATION ESTIMATES		96,502	45,144	141,646	56,832	6,546	63,378

Table A shows the Town has approximately 54,316 maximum entitled units and approximately 22,365 units have received a Certificate of Occupancy through June 30, 2017. The data equates to an estimated build-out population of 141,646 residents using maximum zoned/entitled units, and 63,378 existing residents as of end of second quarter 2017.

Please note the same qualifiers apply as noted in previous summaries.

Attachments

Attachment A: Town of Castle Rock PD Zoning Map