



Agenda Date: May 1, 2018

To: Honorable Mayor and Members of Town Council
Through: Bill Detweiler, Development Services Director
From: Julie Kirkpatrick, PLA, ASLA, Long Range Project Manager
Title: Update: Residential Unit Data (through March 31, 2018)

Executive Summary

On February 20, 2018, staff presented an updated residential unit data report through the end of 2017. This update includes data through the first quarter of 2018, or to the end of March. 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. The current estimates show an approximate population of 65,160, which is an increase of about 602 persons. There were 198 additional homes built within the first quarter of this year, which is a similar trend to last year’s first quarter growth of 175 residential units.

Discussion

Each planned development (PD) 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 B** compares estimates for each quarter. Please note the same qualifiers apply as noted in previous summaries.

Table A: Comparison of Maximum Zoned Units to Built Units, through March 31, 2018

Data through March 31, 2018, 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

PD #	Planned Developments (year zoned)	MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
		SF	MF	Total	SF	MF	Total
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	1169	0	1169
8, 9, 10, 43, 91	Castle Pines Commercial / Promenade (1987)	0	1550	1550	0	805	805
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	Castleview Estates - The Oaks of Castle Rock (1985)	248	326	574	120	0	120
62	Castlewood Ranch (1998)	1300	0	1300	1266	0	1266
straight zones, downtown	Central Castle Rock (varies)	1538	1111	2649	1526	791	2317
88	Covenant At Castle Rock (2014)	58	0	58	34	0	34
55, 70	Crystal Valley Ranch (2000)	2722	753	3475	951	0	951
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	145	0	145
17	Heckendorf Ranch (1985)	406	224	630	293	0	293
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	747	0	747
20, 46, 68	Maher Ranch (1988)	2309	100	2409	761	96	857
37, 38, 82, 89	Meadows (1985)	6642	4002	10644	6129	0	6129
22	Memmen Young Infill (1985)	559	476	1035	0	0	0
23 & 24 & 25	Metzler Ranch (1996)	1056	660	1716	734	580	1314
49, 50, 65	Plum Creek (1983)	3025	0	3025	1187	360	1547

PD #	Planned Developments (year zoned)	MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
		SF	MF	Total	SF	MF	Total
downtown map	Plum Creek Ridge (2006)	92	70	162	57	0	57
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			UNITS BUILT (CO)		
		SF	MF	Total	SF	MF	Total
TOTAL UNITS		31,744	22,800	54,544	19,642	3,328	22,970
POPULATION ESTIMATES		96,502	45,600	142,102	58,504	6,656	65,160

* Denotes 228 MF units in Central Castle Rock not previously included (Riverwalk)

Table B: Total Estimates by Quarter

Quarter	MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
	SF	MF	Total	SF	MF	Total
1 st Quarter 2017 units	31,744	22,572	54,316	18,871	3,273	22,144
1 st Q population estimates	96,502	45,144	141,646	56,160	6,546	62,706
2 nd Quarter 2017 units	31,744	22,572	54,316	19,092	3,273	22,365
2 nd Q population estimates	96,502	45,144	141,646	56,832	6,546	63,378
3 rd Quarter 2017 units	31,744	22,800 *	54,544 *	19,278	3,273	22,551
3 rd Q population estimates	96,502	45,600	142,102	57,398	6,546	63,944
4 th Quarter 2017 units	31,744	22,800 *	54,544 *	19,444	3,328	22,772
4 th Q population estimates	96,502	45,600	142,102	57,902	6,656	64,558
1 st Quarter 2018 units	31,744	22,800 *	54,544 *	19,444	3,328	22,772
1 st Q population estimates	96,502	45,600	142,102	58,504	6,656	65,160

* Denotes 228 MF units in Central Castle Rock not previously included (Riverwalk)

Attachments

Attachment A: Town of Castle Rock PD Zoning Map