



To: Honorable Mayor and Members of Town Council

From: Julie Kirkpatrick, Long Range Project Manager

Title: Update: Residential Unit Data

Executive Summary

On September 20, 2016, staff presented the residential unit data information with the intention of updating the Council periodically. The data outlines the maximum zoning entitlements and growth areas approved by Council and provide an update on the pace of activity in each area of town through December 2016, which shows an estimated population of 62,174. Another population model used by staff estimates the population through December 2016 as 62,188, very similar to the 62,174 estimation.

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.

Residential areas within the Town that are straight-zoned are primarily located within the downtown and Craig and Gould subdivision, denoted as "Central Castle Rock" in **Table A**. The "Maximum Zoned Units" and "Units Built (CO)" counts were further divided into single family (SF) or multi-family (MF). The SF numbers include single family detached and single family attached units, such as townhomes or paired homes. The multi-family numbers include single building attached units such as apartments or condominiums. In several cases, zoning for planned developments allows either single family or multi-family units within a specific planning area. To estimate the resulting population numbers, 3.04 persons per Single Family detached or attached unit and 2 persons per multi-family units are used as multipliers in the associated category. The multipliers were provided through use of the Denver Regional Council of Governments (DRCOG) and US Census Bureau data.

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

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	43	0	43
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	984	0	984
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	106	0	106
62	Castlewood Ranch (1998)	1300	0	1300	1242	0	1242
straight zones, downtown	Central Castle Rock (varies)	1538	883	2421	1519	791	2310
88	Covenant At Castle Rock (2014)	58	0	58	6	0	6
55, 70	Crystal Valley Ranch (2000)	2722	753	3475	729	0	729

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	99	0	99
17	Heckendorf Ranch (1985)	406	224	630	291	0	291
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	675	0	675
20, 46, 68	Maher Ranch (1988)	2309	100	2409	757	96	853
37, 38, 82, 89	Meadows (1985)	6642	4002	10644	5877	0	5877
22	Memmen Young Infill (1985)	559	476	1035	0	0	0
23 & 24 & 25	Metzler Ranch (1996)	1056	660	1716	731	580	1311
49, 50, 65	Plum Creek (1983)	3025		3025	1150	360	1510
no PD number, downtown map	Plum Creek Ridge (2006)	92	70	162	15	0	15
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	533	0	533
36	Young American (1983)	78	1128	1206	375	186	561
		ZONED UNITS			UNIT BUILT (CO)		
		SF	MF	Total	SF	MF	Total
TOTAL UNITS		31,744	22,572	54,316	18,696	3,273	21,969
POPULATION ESTIMATES		96,502	45,144	141,646	55,628	6,546	62,174

Table A shows the Town has approximately 54,316 maximum entitled units and approximately 21,969 units have received a Certificate of Occupancy through December 31, 2016. The data equates to an estimated build-out population of 141,646 residents using maximum zoned/entitled units, and 62,174 existing residents as of end of fourth quarter 2016.

Qualifiers

As a recap of earlier discussions with the Council, the data includes qualifiers, which can sometimes be difficult to predict. Based upon review of historical data and updated data contained herein, staff noted that several themes emerged:

1. We cannot predict an accurate build-out number on larger planned communities because changing market conditions result in adjustments throughout the lifetime of a development.
2. We cannot predict a reduction to the entitled number of units unless the development team requests a rezone to reduce the unit count.
3. We can accurately outline known circumstances, meaning we can identify the difference between maximum entitled unit counts and the total platted lot counts, where no additional lots can be constructed.
4. We can update the data with new information to determine how local trends are effecting the pace and location of growth in the community.
5. In our opinion, based upon discussions with the master planned community development teams and the information provided herein, staff suggests the likelihood of full build-out to reach the entitled number of units is highly unlikely.

Attachments

Attachment A: Town of Castle Rock PD Zoning Map