

ATTACHMENT B

Data through March 31, 2021, please note that these are estimates, and numbers are subject to change

PD #	Planned Developments (year zoned)	MAXIMUM ZONED UNITS			UNITS BUILT (CO)			Potential HIGH Buildout				Potential LOW Buildout				Realistic Notes:
		SF	MF	Total	SF	MF	Total	SF	MF	Total	delta from Max Zoned	SF	MF	Total	delta from Max Zoned	
130	Alexander Place (2020)	26	99	125	0	0	0	0	134	134	9	26	81	107	-18	Low is existing zoning High is recent Preapp proposal - would need a Rezone.
5	Arbors (2002)	38	80	80	0	0	0	0	80	80	0	38	0	38	-42	Zoning allows either 80 MF or 38 SF
7,8	Auburn Ridge (2013)	0	289	289	0	90	90	0	289	289	0	0	269	269	-20	High includes approved Lot 2 100 Unit MF. Low assumes a 20 unit decrease
12	Brookwood (2003)	72	0	72	60	0	60	72	0	72	0	72	0	72	0	All lots Platted, no more land to plat.
16	Cambridge Heights (2003)	0	100	100	0	0	0	0	63	63	-37	35	0	35	-65	High - Assumed MF at 9 units/acre (similar to Caliber at Terrain) Low - Assumed SFA at 5 units/acre
17	Castle Highlands (1984)	132	358	490	127	296	423	131	296	427	-63	131	296	427	-63	All lots Platted, no more land to plat.
19	Castle Meadows (1989)	10	430	440	0	0	0	0	1500	1500	1060	0	400	400	-40	High - Property Builds out all MF at 12 du/acre Low - Property builds out with 400 MF, rest commercial.
3,20,21,22,23,117	Castle Oaks /Terrain (2002)	1992	775	2767	1851	0	1851	2277	0	2277	-490	2277	0	2277	-490	North Basin SDPs under review for 200 units.
25,26,27,28,104	Castle Pines Commercial / Promenade (1987)	0	1550	1550	0	1009	1009	0	1362	1362	-188	0	1362	1362	-188	Includes newly proposed Promenade multifamily at 300 units
29	Castle Ridge East (1996)	30	0	30	28	0	28	28	0	28	-2	28	0	28	-2	All lots Platted, no more land to plat.
30,31	Castle Rock Estates - Diamond Ridge (1995)	126	0	126	126	0	126	126	0	126	0	126	0	126	0	All lots Platted, no more land to plat.
33,87,88,89,90	Castlevue Estates - The Oaks of Castle Rock (1985)	248	326	574	148	0	148	367	0	367	-207	367	0	367	-207	SDP approved for 128 units. Applicant has submitted a preapp to amend for a few additional units. Unclear if zoning would allow. Developers have indicated that they need every unit possible to make project pencil out.
34	Castletown Ranch (1998)	1300	0	1300	1281	0	1281	1292	0	1292	-8	1292	0	1292	-8	All lots Platted, no more land to plat.
straight zones, downtown	Central Castle Rock (varies) NO maximum zoning	1538	1280	2818	1531	791	2322	1531	1988	3519	701	1531	1688	3219	401	Estimating development potential of Downtown to be between 500 and 800 multi-family units (including the View)
40	Covenant At Castle Rock (2014)	58	0	58	58	0	58	58	0	58	0	58	0	58	0	All lots Platted, no more land to plat.
42,43,44,45,46	Crystal Valley Ranch (2000)	2670	753	3423	1832	0	1832	3221	96	3317	-106	3221	0	3221	-202	SDP approved for 170 units, SDP under review for 90 units. Commercial area can have multi-family at 24 du per acre
47	Dawson Ridge (1986)	2447	5453	7900	0	0	0	3408	2445	5853	-2047	2400	1600	4000	-3900	High based off current proposal, Low based off assumptions of 4000 units total
52,9	Founders Village - Inc. Founders 24 and Bella Mesa (1985)	1754	3667	5421	2438	0	2438	3345	0	3345	-2076	3234	0	3234	-2187	Bella Mesa allows for 711 single family units between both Planning Areas. Expect close to full build out to make project pencil out due to capstone.
54,55	Hazen Moore (2000)	243	0	243	161	0	161	161	0	161	-82	161	0	161	-82	All lots Platted, no more land to plat.
56,57	Heckendorf Ranch (1985)	406	224	630	298	0	298	403	0	403	-227	403	0	403	-227	Includes approved Canvas SDP. No other lots available for residential development
59	Hillside (2009)	120	0	120	0	0	0	120	0	120	0	120	0	120	0	Likely will build out to Zoning, SDP approved for 120 units
118	Lanterns (2003)	1200	0	1200	3	0	3	1200	0	1200	0	1200	0	1200	0	SDP approved for full development at 1200 units and is currently under construction
62	Liberty Village (2004)	1245	0	1245	1025	0	1025	1238	0	1238	-7	1238	0	1238	-7	All lots Platted, no more land to plat.
63,64,65	Maher Ranch (1988)	2309	100	2409	768	96	864	768	96	864	-1545	768	96	864	-1545	All lots Platted, no more land to plat.
70,72,73,74	Meadows (1985)	6642	4002	10644	6978	240	7218	7422	851	8273	-2371	7422	351	7773	-2871	111 Added for Talus Flats/Garrett Companies Mixed Use MF High is based off estimate of 100 mixed units in TC and 400 units of Senior Housing in COI MF Low is based off complete commercial development in those areas SF is based off approved SDP for 65 units

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PD #	Planned Developments (year zoned)	SF	MF	Total	SF	MF	Total	SF	MF	Total	delta from Max Zoned	SF	MF	Total	delta from Max Zoned	
75	Memmen Young Infill (1985)	559	476	1035	0	0	0	710	0	710	-325	600	0	600	-435	Realistic High includes proposed units of rezone (Founders Vista) and max units of remaining use area not in rezone. Realistic low knocks out some units of Founders Vista and puts remaining parcel at a more nominal 5 units per acre
76,77,78,79,80	Metzler Ranch (1996)	1056	660	1716	740	580	1320	820	660	1480	-236	751	660	1411	-305	Remaining Use Area allows for 69 units. Could be a conservation easement in play
97,98,99,101,103	Plum Creek (1983)	3025	0	3025	1188	360	1548	1188	360	1548	-1477	1188	360	1548	-1477	Assumes no new construction. Only way to add more units is to rezone Golf Course or open space
100	Plum Creek Ridge (2006)	92	70	162	115	0	115	120	0	120	-42	120	0	120	-42	All lots Platted, no more land to plat.
102	Plum Creek South (1985)	307	198	505	137	0	137	140	0	140	-365	140	0	140	-365	All lots Platted, no more land to plat.
106,107,108	Red Hawk (1996)	658	268	926	793	0	793	887	0	887	-39	887	0	887	-39	All lots Platted, no more land to plat.
129	Ridge Estates (2020)	52	0	52	0	0	0	52	0	52	0	52	0	52	0	SDP under review for 52 units
110,111	Scott II (1987)	85	220	305	78	220	298	78	220	298	-7	78	220	298	-7	All lots Platted, no more land to plat.
113	Sellers Landing PD (1982)	0	94	94	0	77	77	0	87	87	-7	0	87	87	-7	Includes recently approved 5 Unit SDP
115	Stanbro PD (1987)	32	92	124	0	0	0	32	92	124	0	16	46	62	-62	Low assumes significant flood plain issues impacting number of units significantly (estimate of 50%).
119	Villages at Castle Rock / Echelon (1981)	0	626	626	0	0	0	12	238	250	-376	0	238	238	-388	Single property allows for 12 units of SF. May not be feasible to build on property
121	Wolfensberger - formerly Graham PD (1996)	0	56	56	0	56	56	0	56	56	0	0	56	56	0	All lots Platted, no more land to plat.
122,123,124,112	Woodlands - Inc. Scott Ranch (1983) Woodlands Crossing (1987)	1160	0	1160	537	0	537	605	0	605	-555	605	0	605	-555	All lots Platted in Scott Ranch, no more land to plat. 54 units available in Woodlands Crossing
125,126	Young American (1983)	78	1128	1206	375	186	561	1012	186	1198	-8	825	186	1011	-195	High includes maximum number of units zoned. Low is based off recent PREAPP received minus 30 lots
		ZONED UNITS			UNITS BUILT (CO)			Potential HIGH Buildout				Potential LOW Buildout				
		SF	MF	Total	SF	MF	Total	SF	MF	Total	delta from Max Zoned	SF	MF	Total	delta from Max Zoned	
TOTAL UNITS		31,710	23,374	55,046	22,676	4,001	26,677	32,824	11,099	43,923	(11,123)	31,410	7,996	39,406	(15,640)	
POPULATION ESTIMATES		96,398	46,748	143,146	67,728	8,002	75,730	99,785	22,198	121,983	(21,163)	95,486	15,992	111,478	(31,668)	