

ATTACHMENT B

Data through June 30, 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	286	286	0	186	186	0	286	286	0	0	266	266	-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 Echelon Project) Low - Assumed SFA at 5 units/acre
17	Castle Highlands (1984)	132	200	332	127	200	327	131	200	331	-1	131	200	331	-1	All lots Platted, no more land to plat.
19	Castle Meadows (1989)	10	200	210	0	0	0	0	1500	1500	1290	0	400	400	190	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	1889	0	1889	2372	0	2372	-395	2372	0	2372	-395	Includes North Basin SDPs for 200 units. Phase I approved, Phase II under review.
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 approved Promenade multifamily zoning of 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	Castleview Estates - The Oaks of Castle Rock (1985)	248	326	574	166	0	166	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	Castlewood Ranch (1998)	1300	0	1300	1282	0	1282	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	1925	0	1925	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	2464	0	2464	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	299	0	299	506	0	506	-124	506	0	506	-124	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	34	0	34	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	1043	0	1043	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	7015	240	7255	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
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	741	580	1321	751	660	1411	-305	751	660	1411	-305	Remaining property with entitlement of 69 units donated to the Town.

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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	119	0	119	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
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		SF	MF	Total	SF	MF	Total	SF	MF	Total	delta from Max Zoned	SF	MF	Total	delta from Max Zoned	
	TOTAL UNITS	31,710	22,983	54,655	22,944	4,001	26,945	32,953	11,000	43,953	(10,702)	31,608	7,897	39,505	(15,150)	
	POPULATION ESTIMATES	96,398	45,966	142,364	68,542	8,002	76,544	100,177	22,000	122,177	(20,187)	96,088	15,794	111,882	(30,482)	