

Data through March 31, 2023, please note that these are estimates, and numbers are subject to change

		MAXIMUM ZONED UNITS			UNITS BUILT (CO)			Potential HIGH Buildout				Potential LOW Buildout				Realistic Notes:
PD #	Planned Developments (year initially zoned)	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	99	125	0	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	63	0	63	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)	0	440	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	1988	0	1988	2180	0	2180	-587	2075	0	2075	-692	Includes North Basin SDP Phase II for 105 units. Phase I already platted, Phase II under review.
25,26,27,28,104	Castle Pines Commercial / Promenade (1987)	0	1410	1410	0	1062	1062	0	1362	1362	-48	0	1362	1362	-48	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	Castlevue Estates - The Oaks of Castle Rock (1985)	248	326	574	242	0	242	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	3462	5000	1535	1188	2723	1538	2237	3775	-1225	1538	2037	3575	-1425	Estimating potential development of Downtown to be plus/minus 500 of the 5000 estimated zoning number
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	2549	0	2549	3052	96	3148	-275	3052	0	3052	-371	Commercial area can have multi-family at 24 du per acre
47	Dawson Trails (2023)	3450	2400	5850	0	0	0	3450	2400	5850	0	3450	600	4050	-1800	High based off full build out, Low based off assumptions of 4000 units total
52,9	Founders Village - Inc. Founders 24 and Bella Mesa (1985)	2776	2905	5681	2485	0	2485	3112	0	3112	-2569	3082	0	3082	-2599	Bella Mesa North allows for 525 single family units. Bella Mesa South SDP for 105 units. 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	300	102	402	-228	300	102	402	-228	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	311	0	311	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	1086	0	1086	1238	0	1238	-7	1238	0	1238	-7	All lots Platted, no more land to plat.
63,64,65	Maher Ranch (1988)	923	100	1023	771	96	867	767	96	863	-160	767	96	863	-160	All lots Platted, no more land to plat.
70,72,73,74	Meadows (1985)	6867	4002	10869	7271	555	7826	7434	1114	8548	-2321	7454	840	8294	-2575	MF High is based off esimate of 100 mixed units in TC 374 units of Senior Housing in COI (Meadowmark/Infinity) MF Low is based off just 200 units of SH in COI (Meadowmark) SF High is based off of SDP approvals SF low is based off of SDP approvals
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)	1037	660	1697	743	580	1323	751	660	1411	-286	727	660	1387	-310	Remaining property with entitlement of 69 units donated to the Town .
97,98,99,101,103	Plum Creek (1983)	3025	0	3025	1189	360	1549	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	120	0	120	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)	660	268	928	821	0	821	887	0	887	-41	887	0	887	-41	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 approved 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	82	82	-12	0	82	82	-12	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) ***	12	542	554	125	126	251	125	238	363	-191	125	238	363	-191	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)	990	0	990	537	0	537	605	0	605	-385	605	0	605	-385	All lots Platted in Scott Ranch, no more land to plat. 54 units available in Woodlands Crossing
125,126	Young American (1983)	78	1138	1216	375	186	561	1012	186	1198	-18	825	186	1011	-205	High includes maximum number of units zoned in undeveloped planning areas. 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		32,389	21,376	53,727	24,507	4,892	29,399	32,326	11,564	43,890	(9,837)	31,973	7,850	39,823	(13,904)	
POPULATION ESTIMATES		98,463	42,752	141,215	73,294	9,784	83,078	98,271	23,128	121,399	(19,816)	97,198	15,700	112,898	(28,317)	

*Castle Meadows does not have a maximum cap in the zoning, however 440 MF units was listed in the most recent traffic study for this property. This property could develop with more or less residential units.

**Central Castle Rock includes straight zoned land as R-1, R-2, R-3, and B zone areas in the Downtown Overlay that allow multifamily. There is no maximum cap in the zoning, so land area and typical densities have been used to determine the area could develop out at 5,000 units.

***125 units platted as part of Villages, property later rezoned and included within Founders