



Meeting Date: November 4, 2025

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
Brad Boland, AICP, Long Range Project Manager

Title: **Update: Residential Unit Data (through September 30, 2025)
with Potential Buildout Estimates**

Executive Summary

The purpose of this quarterly residential unit data update is to provide an overview of development activity and estimated population projections. This update includes data throughout the third quarter of 2025, ending on September 30, 2025. 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. During the third quarter of 2025, there were 108 single family units completed, and 44 multifamily units completed. The current estimates show an approximate population of 87,838 through September 30, 2025.

Staff continues to update the potential realistic buildout estimates as more information becomes available and updates them with each quarterly report. The potential high and low buildout calculations provide more realistic unit and population estimates to aid in planning for future Town resources.

The State Demographics Office releases updated population estimates for the previous year each July. For this report, the average household size published by the State Demographics Office is used. Over the past year, the Town's estimated average household size decreased slightly from 2.8 to 2.78. Applying this change directly would indicate a population decrease that does not accurately reflect the growth the Town is experiencing. To account for this, a transitional average household size was applied to new housing units completed in the third quarter, helping to smooth the adjustment in household size. Beginning in the fourth quarter, the updated average household size of 2.78 will be uniformly applied in population estimates.

Discussion

Castle Rock, through most of its history, is a growth community. The growth we are experiencing is consistent with residential and commercial building activity across the

Front Range and throughout the State of Colorado. Therefore, the pace of growth is an ongoing discussion. Growth in Castle Rock remained generally steady for 100 years between its founding in 1881 and 1980 when it grew from an original population of 88 to approximately 4,000 residents. Castle Rock did not see significant residential growth after WWII, a trend common among other Front Range communities. Instead, the opening of the Outlet Mall in 1992 coincides with an increase in the residential growth rate that continues today. The population more than doubled between 1990 and 2000 when it grew from approximately 8,000 residents to more than 20,000 residents. The population doubled again through 2010 when it reached approximately 49,000 residents and continues to grow with the current population estimated at approximately 87,838 residents as of September 30, 2025.

Castle Rock's growth rate over the past 20 years has generally exceeded the economic conditions regionally and nationally. Given the pace of growth to date, data shows that existing larger planned communities such as Meadows, Founders, Castle Oaks / Terrain, and Crystal Valley Ranch have taken decades to reach this point in development. Predicting the pace of growth is difficult because it is influenced by many factors, most notably the economy, interest rates, the homebuilding market, topography and soil conditions as well as political decisions related to development regulations.

The data outlined herein provides information through the third quarter of 2025. The analysis compares the maximum number of zoned residential units to the number of units that received a certificate of occupancy. Zoning entitlements can be amended, and home building is on-going. Therefore, this report is updated quarterly to provide information for Town Council and our residents.

The 583 units within the Brickyard Planned Development (PD), approved in February 2025, were included in this quarter's report, as the zoning amendment was recorded during the reporting period. The addition of the Brickyard affects both the total entitlements and the potential buildout estimates. This report does not yet reflect the approved downzoning of a portion of Memmen Young, as that amendment will be recorded concurrently with the approved Site Development Plan (SDP). Similarly, the 1,800 units in Pine Canyon (approved in June 2025) are excluded, as the annexation and zoning had not been recorded by the end of the third quarter.

Development Types and Impacts

The Town's existing zoning entitlements include approximately 130 planned developments (PD) and associated PD amendments. The Town consists of very few "straight" zoned areas such as R-1 Single-Family Residence District. Single family detached residential in PD's accounts for the majority of the Town's built environment. Areas within the planned developments that allowed for higher density attached or multi-family development were built with fewer homes than the maximum allowed within any section of a planned development. Therefore, some areas may not ever reach their maximum allowed number of residential units.

Unlike other communities in the Denver metro area, Castle Rock is not flat. Factors to consider regarding potential build-out include the Skyline-Ridgeline Ordinance, severe and moderate slopes, major drainage corridors and cap rock. Many of the planned developments were zoned prior to the Skyline-Ridgeline Ordinance; therefore, parts of the Town that were zoned to allow homes now have building height and location restrictions to protect our skylines and ridgelines.

In staff's opinion, based upon discussions with the master planned community development teams and the information provided herein, staff suggests the likelihood of full buildout to reach the entitled number of units is highly unlikely.

Entitlement Data

Each planned development (PD) on **Table A** shows the PD's name, date of original 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 since 2018.

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) for each area. 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. In those situations, the units allowed were assigned to the multifamily category, as this represents the higher entitlement potential. If developed as single-family homes, the number of units actually developed would be less.

Table A: Comparison of Maximum Zoned Units to Built Units, through September 30, 2025

Please note that these are estimates, and numbers are subject to change due to factors listed in this memo, as well as any future zoning amendment approvals.

PD #	Planned Developments (year initially zoned)	MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
		SF	MF	Total	SF	MF	Total
101	Alexander Place (2020)	26	99	125	0	0	0
109	Alexander Way (2023)	77	0	77	0	0	0
56	Arbors (2002)	0	80	80	0	0	0
81,95	Auburn Ridge (2013)	0	286	286	0	186	186
112	Brickyard (2025)	0	583	583	0	0	0
2	Brookwood (2003)	72	0	72	65	0	65
4	Cambridge Heights (2003)	0	100	100	0	0	0
107	Canyons Far South (2023)	474	0	474	0	0	0
5	Castle Highlands (1984)	132	200	332	127	200	327
6	Castle Meadows (1989)*	0	440	440	0	0	0
1,75,80,85,93	Castle Oaks /Terrain (2002)	1992	775	2767	2106	0	2106
8,10,39, 43,91,102	Castle Pines Commercial / Promenade (1987)	0	1410	1410	0	1362	1362
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
27.28,71,74	Castleview Estates - The Oaks of Castle Rock (1985)	248	326	574	242	0	242
34	Castlewood Ranch (1998)	1300	0	1300	1287	0	1287
straight zones, downtown	Central Castle Rock (varies) NO maximum zoning**	1538	3462	5000	1536	1258	2794
62	Covenant At Castle Rock (2014)	58	0	58	58	0	58
55,70,72,98,99, 100	Crystal Valley Ranch (2000) and Ridge Estates (2020)	2722	753	3475	2909	0	2909

106	Dawson Trails (2023)	3450	2400	5850	0	0	0
		MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
PD #	Planned Developments (year initially zoned)	SF	MF	Total	SF	MF	Total
63,92	Founders Village - Inc. Founders 24 and Bella Mesa (1985)	2776	2905	5681	2497	0	2497
45,86	Hazen Moore (2000)	243	0	243	161	0	161
17,83	Heckendorf Ranch (1985)	406	224	630	299	94	393
90	Hillside (2009)	120	0	120	16	0	16
19	Lanterns (2003)	1200	0	1200	759	0	759
41	Liberty Village (2004)	1245	0	1245	1196	0	1196
20,46,68	Maher Ranch (1988)	923	100	1023	773	96	869
70,38,82,89	Meadows (1985)	6867	4002	10869	7398	840	8238
22	Memmen Young Infill (1985)	559	476	1035	0	0	0
23,24,25,77,78	Metzler Ranch (1996)	1037	660	1697	747	580	1327
49,50,65	Plum Creek (1983)	3028	0	3028	1189	360	1549
	Plum Creek Ridge (2006)	92	70	162	120	0	120
29	Plum Creek South (1985)	307	198	505	137	0	137
31,60,84	Red Hawk (1996)	660	268	928	821	0	821
47,48	Scott II (1987)	85	220	305	78	220	298
	Sellers Landing PD (1982)	0	94	94	0	77	77
42	Stanbro PD (1987)	32	92	124	0	0	0
21, 34	Villages at Castle Rock / Echelon (1981) ***	0	542	542	125	238	363
58	Wolfensberger - formerly Graham PD (1996)	0	56	56	0	56	56
33,35,40,96	Woodlands - Inc. Scott Ranch (1983) Woodlands Crossing (1987)	990	0	990	540	0	540
36,69	Young American (1983)	78	1138	1216	375	186	561
		TOTAL ZONED UNITS			TOTAL UNITS BUILT (CO)		
		SF	MF	Total	SF	MF	Total
TOTAL UNITS		32,893	21,959	54,852	25,715	5,753	31,468
POPULATION ESTIMATES		92,100	61,485	153,586	71,809	16,029	87,838

*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 estimate the area could develop out at 5,000 units.
 ***125 units platted as part of Villages, property later rezoned and included within Founders

Table B: Total Estimates Comparison

	MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
End of Year	SF	MF	Total	SF	MF	Total
2018 units	31,744	22,800	54,544	20,498	3,828	24,326
2018 population estimates	96,502	45,600	142,102	61,106	7,656	68,762
2019 units	31,744	22,924	54,668	21,479	3,924	25,403
2019 population estimates	96,502	45,848	142,350	64,089	7,848	71,937
2020 units	31,770	23,162	54,932	22,438	4,001	26,439
2020 population estimates	96,581	46,324	142,905	67,004	8,002	75,006
2021 units	31,710	23,204	54,876	23,439	4,001	27,409
2021 population estimates	96,398	46,408	142,806	70,047	8,002	78,049
2022 units	31,386	24,429	55,777	24,469	4,766	29,235
2022 population estimates	95,413	48,858	144,271	73,178	9,532	82,710
2023 units	32,866	21,376	54,204	24,994	5,158	30,152
2023 population estimates	99,913	42,752	142,665	74,774	10,316	85,090
2024 units	32,893	21,376	54,269	25,412	5,668	31,080
2024 population estimates	92,100	59,853	151,953	71,154	15,870	87,024

*Up until 2023 household sizes of 3.04 for single family and 2 for multifamily was used. In 2024, an updated value from the State Demography Office of 2.8 for all households was utilized.

	MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
End of Quarter 2025	SF	MF	Total	SF	MF	Total
1st Quarter 2025 units	32,893	21,376	54,269	25,506	5,693	31,199
1st Q population estimates	92,100	59,853	151,953	71,417	15,940	87,357
2nd Quarter 2025 units	32,893	21,376	54,269	25,607	5,709	31,316
2nd Q population estimates	92,100	59,853	151,953	71,700	15,985	87,685
3rd Quarter 2025	32,893	21,959	54,852	25,715	5,753	31,468
3rd Q population estimates	92,100	61,485	153,586	71,809	16,029	87,838

Qualifiers

The data contained within **Table A** includes qualifiers, which can sometimes be difficult to predict. In some developments there is no land available to construct additional units. Examples include:

- Castle Highlands was zoned/entitled for 490 residential units in 1984. The existing number of platted lots and constructed homes is 422 with little land remaining to build the remaining homes allowed per the zoning entitlement.
- Memmen Young Infill was zoned/entitled for 1,035 residential units in 1985. The site includes severe topography, cap rock and areas that are subject to the Skyline/Ridgeline Ordinance, making it unlikely to reach full buildout. A rezoning application which was recently approved by Town Council (not yet recorded), reduces the number of entitlements.

The timing of these and other developments is unknown. Market conditions and site conditions impact development which may result in a reduction of unit counts at final development.

Several of the master planned communities have vesting rights while others do not. Some of the planned communities have vesting rights that have expired, but that does not allow for a significant change because all developments include legal agreements with the Town, referred to as Development Agreements (DA's) that specifically outline required improvements and timing for those improvements. The agreements are a contract between the Town and the owner that would be difficult to eliminate even though the vesting expired.

Based upon review of historical data and updated data contained herein, staff noted that several themes emerged:

- Because changing market conditions result in adjustments throughout the lifetime of a development, we cannot predict a precise build-out number or year on larger planned developments or the community as a whole.
- We cannot show a reduction to the entitled number of units unless the development team requests a rezone to reduce the unit count.
- 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, and make estimates for the "realistic" potential buildout.
- We can update the data with new information to determine how local trends are impacting the pace and location of growth in the community.

Potential Buildout Estimates

Because of the many qualifiers associated with the maximum zoned units versus units-built calculations, staff analyzed the zoning entitlements further for each planned development zoning area. Staff evaluated the potential buildout based on availability of land, site constraints, and overall feasibility of the development to realistically build the total amount of units allowed within each planned development. The high buildout and low buildout potential offers a more realistic range of units for each area when the planned development is fully built (**Attachment B**). While the current maximum units allowed per the zoning entitlements equate to a future Town population of approximately 153,586 residents, a more realistic future population would be closer to 114,500 to 126,000 residents, or about 41,000 to 45,000 total homes.

Findings

The data shows that the Comprehensive Master Plan adopted in 1999 and updated in 2002 and in 2017, was on track with projections that the Town may grow to an estimated 86,000 to 159,000 residents. The Town's current data, through September 30, 2025, is estimating a maximum zoned/entitled population of 153,586 residents. On average, given the amount of land available for development, the likelihood of the larger planned developments reaching the maximum density allowed through entitlements is low because there are a larger number of entitled units remaining than available land to build those units. Potential buildout analysis estimates a more realistic buildout population of 114,500 to 126,000 residents.

The Town of Castle Rock is an attractive community to live, work and play in, and we expect it will continue to attract residential and commercial growth for many years to come.

Attachments

Attachment A: Town of Castle Rock PD Zoning Map

Attachment B: Unit Data through September 30, 2025, with Potential Buildout Chart