



To: Honorable Mayor and Members of Town Council
Through: Bill Detweiler, Development Services Director
From: Julie Kirkpatrick, PLA, ASLA, Long Range Project Manager
Title: Update: Residential Unit Data (through September 30, 2018)

Executive Summary

On September 4, 2018, staff presented an updated residential unit data report through the second quarter of 2018. This update includes data through the third quarter, ending on September 30, 2018. 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. The current estimates show an approximate population of 67,751, which is an increase of about 1,747 persons from last quarter. There were 287 additional single family and 437 multi-family homes built within the third quarter of this year, compared to the 280 homes built in the second quarter of 2018.

Discussion

Each planned development (PD) 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. **Table B** compares estimates for each quarter. Please note the same qualifiers apply as noted in previous summaries.

Table A: Comparison of Maximum Zoned Units to Built Units, through September 30, 2018

Data through September 30, 2018, please note that these are estimates, and numbers are subject to change

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	55	0	55
4	Cambridge Heights (2003)	0	100	100	0	0	0
5	Castle Highlands (1984)	132	358	490	124	200	324
		MAXIMUM ZONED UNITS			UNITS BUILT (CO)		

PD #	Planned Developments (year zoned)	SF	MF	Total	SF	MF	Total
6	Castle Meadows (1989)	70	218	288	0	0	0
7, 75, 80, 85, 93	Castle Oaks /Terrain (2002)	1992	775	2767	1299	0	1299
8, 9, 10, 43, 91	Castle Pines Commercial / Promenade (1987)	0	1550	1550	0	1009	1009
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	Castleview Estates - The Oaks of Castle Rock (1985)	248	326	574	122	0	122
62	Castlewood Ranch (1998)	1300	0	1300	1271	0	1271
straight zones, downtown	Central Castle Rock (varies)	1538	1111	2649	1528	791	2319
88	Covenant At Castle Rock (2014)	58	0	58	57	0	57
55, 70	Crystal Valley Ranch (2000)	2722	753	3475	1129	0	1129
54	Dawson Ridge (1986)	2447	5453	7900	0	0	0
63, 92	Founders Village - Inc. Founders 24 and Bella Mesa (1985)	1754	3667	5421	2288	0	2288
45, 86	Hazen Moore (2000)	243	0	243	159	0	159
17	Heckendorf Ranch (1985)	406	224	630	293	0	293
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	780	0	780
20, 46, 68	Maher Ranch (1988)	2309	100	2409	762	96	858
37, 38, 82, 89	Meadows (1985)	6642	4002	10644	6236	240	6476
22	Memmen Young Infill (1985)	559	476	1035	0	0	0
23 & 24 & 25	Metzler Ranch (1996)	1056	660	1716	735	580	1315
49, 50, 65	Plum Creek (1983)	3025	0	3025	1187	360	1547
no PD number, downtown map	Plum Creek Ridge (2006)	92	70	162	76	0	76
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
		MAXIMUM ZONED UNITS			UNITS BUILT (CO)		

PD #	Planned Developments (year zoned)	SF	MF	Total	SF	MF	Total
34	Villages at Castle Rock (1981)	0	626	626	29	0	29
58	Wolfensberger - formerly Graham PD (1996)	0	56	56	0	0	0
40, 33, and 35	Woodlands - Inc. Scott Ranch (1983)	1160	0	1160	535	0	535
36	Young American (1983)	78	1128	1206	375	186	561
		ZONED UNITS			UNITS BUILT (CO)		
		SF	MF	Total	SF	MF	Total
TOTAL UNITS		31,744	22,800	54,544	20,202	3,772	23,974
POPULATION ESTIMATES		96,502	45,600	142,102	60,207	7,544	67,751

Table B: Total Estimates by Quarter

Quarter	MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
	SF	MF	Total	SF	MF	Total
1 st Quarter 2017 units	31,744	22,572	54,316	18,871	3,273	22,144
1 st Q population estimates	96,502	45,144	141,646	56,160	6,546	62,706
2 nd Quarter 2017 units	31,744	22,572	54,316	19,092	3,273	22,365
2 nd Q population estimates	96,502	45,144	141,646	56,832	6,546	63,378
3 rd Quarter 2017 units	31,744	22,800	54,544	19,278	3,273	22,551
3 rd Q population estimates	96,502	45,600	142,102	57,398	6,546	63,944
4 th Quarter 2017 units	31,744	22,800	54,544	19,444	3,328	22,772
4 th Q population estimates	96,502	45,600	142,102	57,902	6,656	64,558
1 st Quarter 2018 units	31,744	22,800	54,544	19,444	3,328	22,772
1 st Q population estimates	96,502	45,600	142,102	58,504	6,656	65,160
2 nd Quarter 2018 units	31,744	22,800	54,544	19,915	3,335	23,250
2 nd Q population estimates	96,502	45,600	142,102	59,334	6,670	66,004
3 rd Quarter 2018 units	31,744	22,800	54,544	20,202	3,772	23,974
3 rd Q population estimates	96,502	45,600	142,102	60,207	7,544	67,751

Attachments

Attachment A: Town of Castle Rock PD Zoning Map