

Data through December 31, 2022, please note that these are estimates, and numbers are subject to change

PD #	Planned Developments (year initially 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	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	62	0	62	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	2101	0	2101	2277	0	2277	-490	2277	0	2277	-490	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.
33,37,88,89,90	Castleview Estates - The Oaks of Castle Rock (1985)	248	326	574	241	0	241	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	3962	5500	500	1538	2962	4500	-500	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	2502	0	2502	3051	96	3147	-276	3051	0	3051	-372	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)	2776	2905	5681	2597	0	2597	3345	0	3345	-2336	3234	0	3234	-2447	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	404	0	404	-226	404	0	404	-226	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	268	0	268	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	1081	0	1081	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	7231	555	7786	7434	1055	8489	-2380	7422	555	7977	-2892	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 High is based off SDP Amendment for last sf planning area for 77 units SF low 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)	1037	660	1697	742	580	1322	751	660	1411	-286	751	660	1411	-286	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	0	0	0	12	238	250	-304	0	238	238	-316	Single property allows for 12 units of SF. May not be feasible to build on property
121	Woffensberger - 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	
	<b>TOTAL UNITS</b>	31,386	24,429	55,777	24,469	4,766	29,235	32,604	13,173	45,777	(10,000)	31,247	9,388	40,635	(15,142)	
	<b>POPULATION ESTIMATES</b>	95,413	48,858	144,271	73,178	9,532	82,710	99,116	26,346	125,462	(18,809)	94,991	18,776	113,767	(30,505)	

\*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.

\*\*\* Dawson Trails rezoning was approved by Council in the 3<sup>rd</sup> Quarter of 2022 (formally Dawson Ridge). As this report is through December 31, 2022, the Dawson Trails zoning documents had not been recorded, therefore the Dawson Ridge numbers are shown. Once the zoning documents have been recorded the report will be updated to reflect the new Dawson Trails zoning.