



Agenda Date: December 5, 2017

To: Honorable Mayor and Members of Town Council

From: Julie Kirkpatrick, PLA, ASLA, Long Range Project Manager

Title: Update: Residential Unit Data (through September 30, 2017)

Executive Summary

On August 15, 2017, staff presented an updated residential unit data report with the intention of updating the Council periodically. 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 through September 2017, which shows an estimated population of 63,944. This is an additional 566 residents compared to the end of June population estimate of 63,378.

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 this year. Please note the same qualifiers apply as noted in previous summaries.

Table A: Comparison of Maximum Zoned Units to Built Units, through September 2017

Data through September 30, 2017, 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	50	0	50
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	1064	0	1064
8, 9, 10, 43, 91	Castle Pines Commercial / Promenade (1987)	0	1550	1550	0	750	750
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	Castlevue Estates - The Oaks of Castle Rock (1985)	248	326	574	116	0	116
62	Castlewood Ranch (1998)	1300	0	1300	1263	0	1263
straight zones, downtown	Central Castle Rock (varies)	1538	1111 *	2649 *	1524	791	2315
88	Covenant At Castle Rock (2014)	58	0	58	26	0	26
55, 70	Crystal Valley Ranch (2000)	2722	753	3475	849	0	849
54	Dawson Ridge (1986)	2447	5453	7900	0	0	0
63, 92	Founders Village - Inc. Founders 24 and Bella Mesa (1985)	1754	3667	5421	2278	0	2278
45, 86	Hazen Moore (2000)	243	0	243	125	0	125
17	Heckendorf Ranch (1985)	406	224	630	292	0	292
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	730	0	730
20, 46, 68	Maher Ranch (1988)	2309	100	2409	761	96	857
37, 38, 82, 89	Meadows (1985)	6642	4002	10644	6053	0	6053
22	Memmen Young Infill (1985)	559	476	1035	0	0	0
23 & 24 & 25	Metzler Ranch (1996)	1056	660	1716	733	580	1313
49, 50, 65	Plum Creek (1983)	3025		3025	1174	360	1534

		MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
PD #	Planned Developments (year zoned)	SF	MF	Total	SF	MF	Total
no PD number, downtown map	Plum Creek Ridge (2006)	92	70	162	45	0	45
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
34	Villages at Castle Rock (1981)	0	626	626	0	0	0
58	Wolfensberger - formerly Graham PD (1996)	0	56	56	0	0	0
40, 33, and 35	Woodlands - Inc. Scott Ranch (1983)	1160	0	1160	534	0	534
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 *	19,278	3,273	22,551
POPULATION ESTIMATES		96,502	45,600	142,102	57,398	6,546	63,944

* Denotes 228 MF units in Central Castle Rock not previously included (Riverwalk)

Table B: 2017 Total Estimates by Quarter

	MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
Quarter	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

* Denotes 228 MF units in Central Castle Rock not previously included (Riverwalk)

Attachments

Attachment A: Town of Castle Rock PD Zoning Map

T:\Development Review\Demographics Team\2017\residential unit datasheets\TC update 3rd Q 2017