



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 December 31, 2019)

Executive Summary

On December 3, 2019, staff presented an updated residential unit data report through the third quarter of 2019. This update includes data through the fourth quarter, ending on December 31, 2019. 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 71,937, which is an increase of about 1,040 persons from the previous quarter. There were 279 additional single family and 96 multi-family homes receiving certificates of occupancy within the third quarter of this year.

Discussion

Each planned development (PD) on **Table A** shows the PD's name, date of current 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, 2019

Data through December 31, 2019, 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
5	Arbors (2002)	38	80	118	0	0	0
7,8	Auburn Ridge (2013)	0	289	289	0	90	90
12	Brookwood (2003)	72	0	72	58	0	58
16	Cambridge Heights (2003)	0	100	100	0	0	0

		MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
PD #	Planned Developments (year zoned)	SF	MF	Total	SF	MF	Total
17	Castle Highlands (1984)	132	358	490	126	296	422
19	Castle Meadows (1989)	70	218	288	0	0	0
3,20,21,22,23,117	Castle Oaks /Terrain (2002)	1992	775	2767	1598	0	1598
25,26,27,28,104	Castle Pines Commercial / Promenade (1987)	0	1550	1550	0	1009	1009
29	Castle Ridge East (1996)	30	0	30	28	0	28
30,31	Castle Rock Estates - Diamond Ridge (1995)	126	0	126	126	0	126
33,87,88,89,90	Castleview Estates - The Oaks of Castle Rock (1985)	248	326	574	124	0	124
34	Castlewood Ranch (1998)	1300	0	1300	1278	0	1278
straight zones, downtown	Central Castle Rock (varies)	1538	1235	2773	1530	791	2321
40	Covenant At Castle Rock (2014)	58	0	58	58	0	58
42,43,44,45,46	Crystal Valley Ranch (2000)	2722	753	3475	1453	0	1453
47	Dawson Ridge (1986)	2447	5453	7900	0	0	0
52,9	Founders Village - Inc. Founders 24 and Bella Mesa (1985)	1754	3667	5421	2344	0	2344
54,55	Hazen Moore (2000)	243	0	243	160	0	160
56,57	Heckendorf Ranch (1985)	406	224	630	293	0	293
59	Hillside (2009)	120	0	120	0	0	0
118	Lanterns (2003)	1200	0	1200	0	0	0
62	Liberty Village (2004)	1245	0	1245	935	0	935
63,64,65	Maher Ranch (1988)	2309	100	2409	764	96	860
70,72,73,74	Meadows (1985)	6642	4002	10644	6657	240	6897
75	Memmen Young Infill (1985)	559	476	1035	0	0	0
76,77,78,79,80	Metzler Ranch (1996)	1056	660	1716	737	580	1317
97,98,99,101,103	Plum Creek (1983)	3025	0	3025	1195	360	1555
100	Plum Creek Ridge (2006)	92	70	162	95	0	95

PD #	Planned Developments (year zoned)	MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
		SF	MF	Total	SF	MF	Total
102	Plum Creek South (1985)	307	198	505	137	0	137
106,107,108	Red Hawk (1996)	658	268	926	793	0	793
110,111	Scott II (1987)	85	220	305	78	220	298
115	Stanbro PD (1987)	32	92	124	0	0	0
119	Villages at Castle Rock (1981)	0	626	626	0	0	0
121	Wolfensberger - formerly Graham PD (1996)	0	56	56	0	56	56
122,123,124,112	Woodlands - Inc. Scott Ranch (1983) Woodlands Crossing (1987)	1160	0	1160	537	0	537
125,126	Young American (1983)	78	1128	1206	375	186	561
		ZONED UNITS			UNITS BUILT (CO)		
		SF	MF	Total	SF	MF	Total
TOTAL UNITS		31,744	22,924	54,668	21,479	3,924	25,403
POPULATION ESTIMATES		96,502	45,848	142,350	64,089	7,848	71,937

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	19,642	3,328	22,970
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

3rd Q population estimates	96,502	45,600	142,102	60,207	7,544	67,751
4th Quarter 2018 units	31,744	22,800	54,544	20,498	3,828	24,326
4th Q population estimates	96,502	45,600	142,102	61,106	7,656	68,762
1 st Quarter 2019 units	31,744	22,800	54,544	20,717	3,828	24,545
1 st Q population estimates	96,502	45,600	142,102	61,772	7,656	69,428
2 nd Quarter 2019 units	31,744	22,800	54,544	20,948	3,828	24,776
2 nd Q population estimates	96,502	45,600	142,102	62,474	7,656	70,130
3 rd Quarter 2019 units	31,744	22,800	54,544	21,200	3,828	25,028
3 rd Q population estimates	96,502	45,600	142,102	63,241	7,656	70,897
4 th Quarter 2019 units	31,744	22,924	54,668	21,479	3,924	25,403
4 th Q population estimates	96,502	45,848	142,350	64,089	7,848	71,937

Attachments

Attachment A: Town of Castle Rock PD Zoning Map

T:\Development Review\Demographics Team\2019\4th Quarter residential data