



**Agenda Date:** November 3, 2020

**To:** Honorable Mayor and Members of Town Council

**Through:** Tara Vargish, PE, Director Development Services

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

**Title:** Update: Residential Unit Data (through September 30, 2020)

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### **Executive Summary**

On August 18, 2020, staff presented an updated residential unit data report through the second quarter of 2020. This update includes data through the third quarter of 2020, ending on September 30, 2020. 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 73,973, which is an increase of about 781 persons, from the previous quarter. There were 257 additional single family and 0 multi-family homes receiving certificates of occupancy within the third quarter of 2020 as compared to the previous quarter. Additionally, the annexations of Ridge Estates and Alexander Place added 125 more residential units to the overall zoning entitlements within the Town.

### **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. **Attachment B** is an updated map showing the potential development of major planned developments within town. **Table B** compares estimates since 2017. Please note the same qualifiers apply as noted in previous summaries.

**Table A: Comparison of Maximum Zoned Units to Built Units, through September 30, 2020**

**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

		MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
PD #	Planned Developments (year zoned)	SF	MF	Total	SF	MF	Total
130	Alexander Place (2020)	26	99	125	0	0	0
7,8	Auburn Ridge (2013)	0	289	289	0	90	90
12	Brookwood (2003)	72	0	72	60	0	60
16	Cambridge Heights (2003)	0	100	100	0	0	0
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	1764	0	1764
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	127	0	127
34	Castlewood Ranch (1998)	1300	0	1300	1280	0	1280
straight zones, downtown	Central Castle Rock (varies)	1538	1235	2773	1531	791	2322
40	Covenant At Castle Rock (2014)	58	0	58	58	0	58
42,43,44,45,46	Crystal Valley Ranch (2000)	2670	753	3423	1632	0	1632
47	Dawson Ridge (1986)	2447	5453	7900	0	0	0
52,9	Founders Village - Inc. Founders 24 and Bella Mesa (1985)	1754	3667	5421	2397	0	2397
54,55	Hazen Moore (2000)	243	0	243	160	0	160
56,57	Heckendorf Ranch (1985)	406	224	630	297	0	297
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	985	0	985
63,64,65	Maher Ranch (1988)	2309	100	2409	766	96	862
70,72,73,74	Meadows (1985)	6642	4002	10644	6851	240	7091
75	Memmen Young Infill (1985)	559	476	1035	0	0	0

		MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
PD #	Planned Developments (year zoned)	SF	MF	Total	SF	MF	Total
76,77,78,79,80	Metzler Ranch (1996)	1056	660	1716	740	580	1320
97,98,99,101,103	Plum Creek (1983)	3025	0	3025	1188	360	1548
100	Plum Creek Ridge (2006)	92	70	162	113	0	113
102	Plum Creek South (1985)	307	198	505	137	0	137
106,107,108	Red Hawk (1996)	658	268	926	793	0	793
129	Ridge Estates (2020)	52	0	52	0	0	0
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
		MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
		SF	MF	Total	SF	MF	Total
TOTAL UNITS		31,770	23,023	54,793	22,149	3,924	26,073
POPULATION ESTIMATES		96,581	46,046	142,627	66,125	7,848	73,973

**Table B: Total Estimates Comparison**

	MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
End of Year	SF	MF	Total	SF	MF	Total
2017 units	31,744	22,800	54,544	19,444	3,328	22,772
2017 population estimates	96,502	45,600	142,102	57,902	6,656	64,558
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

	MAXIMUM ZONED UNITS			UNITS BUILT (CO)		
End of Quarter 2020	SF	MF	Total	SF	MF	Total
1 <sup>st</sup> Quarter 2020 units	31,744	22,924	54,668	21,681	3,924	25,605
1 <sup>st</sup> Q population estimates	96,502	45,848	142,350	64,703	7,848	72,551
2 <sup>nd</sup> Quarter 2020 units	31,744	22,924	54,668	21,892	3,924	25,816
2 <sup>nd</sup> Q population estimates	96,502	45,848	142,350	65,344	7,848	73,192
3 <sup>rd</sup> Quarter 2020 units	31,770	23,023	54,793	22,149	3,924	26,073
3 <sup>rd</sup> Q 2020 population estimates	96,581	46,046	142,627	66,125	7,848	73,973

### **Attachments**

Attachment A: Town of Castle Rock PD Zoning Map  
Attachment B: Potential Development Map of Major Planned Development Areas  
(Data through September 30, 2020)