

Future Land Use Analysis Data Sheet

Existing Developments - Remaining Build-Out Capacity

Bubble #	Name	Residential Population	Commercial Acreage	Total Acres	Density	notes
E1	Pawnee Rancheros	0	0.0	546.0	Rural Res 5	
E2	Paintbrush Hills	0	0.0	179.0	Urban	
E3	The Meadows	0	0.0	810.0	Rural Res 5	
E4	Paint Brush Hills 1-3	0	0.0	471.4	Rural Res 2.5	
E5	Falcon Highlands	1,960	0.0	220.4	Urban	713 DU X 2.75 pop/DU = 1960 pop.
E6	Cross D	0	0.0	158.6	Rural Res 5	
E7	Mountain View Electric	0	0.0	39.6	Urban	
E8	Courtyards at Woodmen West	0	0.0	40.6	Urban	
E9	Paintbrush Hills	0	0.0	420.6	Urban	
E10	Woodmen Hills 1-4	0	0.0	238.7	Urban	
E11	Falcon Town Center	0	0.0	105.1	Urban	
E12	Falcon Vista	0	0.0	98.8	Urban	
E13	Meridian Ranch	0	0.0	162.5	Rural Res 2.5	
E14	Woodment Hills/ Bennett Ranch	0	0.0	1,348.8	Urban	
E15	Meridian Ranch	0	0.0	697.2	Urban	
E16	Falcon Heights/ Meadowlake	0	0.0	3,958.2	Rural Res 5	
E17	Falcon Heights	0	0.0	318.4	Rural Res 2.5	
E18	4-Way Ranch	118	0.0	169.8	Rural Res 2.5	42 DU X 2.75 pop/DU = 118 pop.
E19	Meridian Ranch High School	0	0.0	70.0	Urban	
E20	Coral Ranches	0	0.0	241.4	Rural Res 5	
E21	Meadow Lake Estates	28	0.0	336.7	Rural Res 5	10 DU X 2.75 = 28 pop. cap.
E22	Manley/ Yucca Estates	0	0.0	198.4	Rural Res 5	
E23	Southfork	0	0.0	515.1	Rural Res 2.5	
E24	Sagecrest	0	0.0	693.8	Rural Res 5	
E25	Tiboria Estates	13	0.0	392.6	Rural Res 5	5DU X 2.75 = 13 pop. cap.
E26	Sage Creek North	0	0.0	243.1	Rural Res 5	No additional capacity
E27	Heritage Ranch Estates	83	0.0	1,475.7	Rural Res 5	30DU X 2.75 = 83 pop. cap.
E28	Blue Sage	55	0.0	643.3	Rural Res 2.5	20DU X 2.75 = 55 pop. cap.
E29	Peyton Pines/ Reata	55	0.0	3,167.0	Rural Res 5	20 DU X 2.75 = 55
E30	Sage Creek South	0	0.0	476.9	Rural Res 2.5	No additional capacity
E31		55	0.0	3,489.0	Rural	20DU X 2.75 = 55 pop cap.
E32	Peyton	0	0.0	87.7	Urban	
E33	Peyton Ranches	41	0.0	1,359.6	Rural Res 5	15 DU X 2.75 = 41 pop. cap.
E34	Rivers Divide	20	0.0	554.3	Rural Res 5	20 DU X 2.75 = 55 pop. cap.
Total		2,428	0.0	23,928.1		

Approved Developments - Planned Build-Out

Bubble #	Name	Residential Population	Commercial Acreage	Total Acres	Density	notes
A1	Falcon Highlands	168	0.0	182.8	Rural Res 2.5	61 DU X 2.75 pop/DU = 168 pop.
A2	Falcon Highlands	58	5.0	151.2	Rural Res 5	21 DU X 2.75 pop/DU = 58 pop. Also 12.3 ac industrial.
A3	Paintbrush Hills	1,521	5.0	383.4	Urban	553 DU X 2.75 pop/DU = 1521 pop.
A4	Falcon Highlands	1,221	0.0	122.5	Urban	.25 acre lots on 111 acres = 444 DU X 2.75 pop/du = 1221 pop.
A5	Bentgrass	1,590	29.2	201.1	Urban	578 du X 2.75 pop/du = 1590 pop. Also 29 acres commercial and 7.2 acres open space and parks.
A6	Falcon Highlands	165	54.9	72.4	Urban	10+12.75+12.54+9.61+10=54.9 acres commercial. 60 multi-family dwelling units X 2.75 pop/du = 165 pop.
A7	Meridian Ranch	7,018	0.0	733.2	Urban	832 +420+1300 = 2552 DU X 2.75 pop/DU = 7018 pop.
A8	Meridian Ranch	0	81.0	135.5	Urban	Also 23 ac. civic and 21 ac drainage.
A9	Meridian Ranch	711	0.0	686.3	Rural Res 2.5	646 ac X .4 DU/ac = 258 DU x 2.75 pop/du = 711 pop.
A10	Meridian Ranch	1,180	0.0	150.4	Rural Res 2.5	108 AC X .4DU/AC = 43 DU X 2.75 pop/DU = 118 pop. Area includes elementary/middle school and high school site.
A11	4-Way Ranch	259	0.0	383.3	Rural Res 2.5	94 DU X 2.75 pop/DU = 259 pop.
A12	Meadowlake Airport	0	230.0	1,114.3	Urban	Also 275 ac industrial.
A13		0	35.0	33.4	Urban	more commercial with urban services
A14	Santa Fe Springs	14,306	277.0	2,479.0	Urban	5202 DU X 2.75 = 14306
A15	Sage Creek	324	0.0	359.7	Rural Res 2.5	118 lots X2.75
A16	Santa Fe Springs	215	0.0	3,940.4	Rural	78 DU X 2.75 = 215
Total		28,736	717.1	11,129.0		

Anticipated Development of Major Land Holdings - Expected/Estimated Build-Out

Bubble #	Name	Residential Population	Commercial Acreage	Total Acres	Density	notes
F1	Sterling Ranch	18,051	98.0	1,536.6		6564 DU x 2.75 pop/DU.
F2	Banning Lewis Ranch	3,416	200.0	507.8		300 ac parcel residential, 200 ac commercial. Residential pop = acres x Sterling ranch density assumption (4.14 DU/ac) = 300 x 4.14=1242 DU x 2.75 = 3416 pop.
F3	Elkhorn	3,190	0.0	614.2		580 acres x 2du/ac x2.75 pop/DU = 3190 pop.
F4	Latigo Business Park	0	0.0	54.3		
F5	Red Sky Ranch	0	0.0	159.5		commercial and residential
F6	Woodmen Crossing	0	0.0	40.1		
F7	Falcon Town Center	0	0.0	30.8		
F8		0	0.0	19.6		
F9		0	82.0	82.1		Commercial dev.
F10	Falcon Crossing	0	0.0	49.7		commercial development
F11	Meadowlake Commons	0	0.0	102.4		Commercial office development
F12	4-Way Ranch	20,625	277.0	7,329.8		Scenario 1 - Overall average density from Shaw Ranch (1.42 DU/acre) (6551*1.42= about 9300 DU). Scenario 2 - Overall average density from Santa Fe Springs (.88 DU/ac) (6551*.88= about 5700 DU). Average is 7500 DU. Comm ac = Santa Fe Springs.
F13	Mountain View Properties	958	240.0	1,111.1		Comm. acres est. by creating 40 acre parcels down the east side of the area (6 X 40=240). Pop. est. at avg. of 2.5 acres/DU density (871/2.5= 348DU x 2.75)
F14	Shaw Ranch	16,500	88.0	4,204.9		About 6000 du estimated in preliminary plans x 2.75 = 16500 pop
F15	High Plains Ranch	2,736	22.0	1,497.2		Commercial acreage includes 163K SF retail, 2 churches, equestrian center, and 7 acre business park. Res. pop. based on 995 DU.
F16	Mountain View Properties	512	0.0	1,396.8		North of Sweet Road (1396 ac) estimated at average 7.5 ac/DU density (half 5 acre, half 10 acre low density clusters with open space) (1396/7.5=186 DU X 2.75 = 512 pop.).
F17	Mountain View Properties	1,083	0.0	1,093.8		80% 2.5 ac/DU (80% X 1094 = 875ac/2.5 = 350DU X 2.75= 963pop.), 20% 5 ac/DU (20% X 1094 = 219ac/5 = 44DU X 2.75= 120pop.) Potential gravel mining operation in short term.
F18	Rock Springs	4,664	282.0	1,986.0		SE parcels assumed commercial (158+42+82=282 ac). Parcel north of comm. assumed 4 du/ac (362 ac-11% X 4= 1288DU). SE parcels assumed 2.5ac lots (667 total acres - 11% / 2.5=238 DU). Northern portion - prel. plan 170 DU. Total DU=1696x2.75=4664 pop.
F19	Blattspieler Property	1,568	0.0	1,952.3		Assumed 2.5 ac lots for south parcel (1156 ac - 11%(circulation) /2.5=411DU. Assumed 5 ac average density for north parcels (2.5 ac lots in clusters) (795ac/5=159 DU) (411+159=570DUX2.75=1568pop.
F20	Harmony Land and Cattle	366	0.0	4,907.6		Assumed existing zoning max build out of 35 acre lots. (4660/35=133 DU x 2.75=366 pop.)
Total		73,669	1,289	28,676		

Estimated Existing Population 19,749
 Estimated Existing Capacity 2,428
 Approved Capacity 28,736
 Anticipated Capacity 73,669
Future Estimated Population 124,582