

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	14	0.0	546.0	Rural Res 5	5 DU X 2.75 = 14
E2	Paintbrush Hills	138	0.0	179.0	Urban	50 DU X 2.75 = 138
E3	The Meadows	11	0.0	810.0	Rural Res 5	4 DU X 2.75 = 11
E4	Paint Brush Hills 1-3	22	0.0	471.4	Rural Res 2.5	8 X 2.75 = 22
E5	Falcon Highlands	605	0.0	220.4	Urban	220 DU X 2.75 pop/DU = 605 pop.
E6	Cross D	3	0.0	158.6	Rural Res 5	1 DU capacity
E7	Mountain View Electric	0	0.0	39.6	Urban	
E8	Courtyards at Woodmen West	624	0.0	40.6	Urban	227 DU X 2.75 = 624
E9	Paintbrush Hills	28	0.0	378.5	Urban	10 DU X 2.75 = 28
E10	Woodmen Hills 1-4	8	0.0	238.7	Urban	3 DU X 2.75 = 8
E11	Falcon Town Center	0	5.0	105.1	Urban	
E12	Falcon Vista	308	2.0	98.8	Urban	112 DU X 2.75 = 308
E13	Meridian Ranch	28	0.0	162.5	Rural Res 2.5	10 DU X 2.75 = 28 pop. cap.
E14	Woodment Hills/ Bennett Ranch	619	0.0	1,348.8	Urban	225 DU X 2.75 = 619. 150 unites in Metropolitan Club, 75 units in Courtyards.
E15	Meridian Ranch	275	40.0	697.2	Urban	100 DU X 2.75 = 275. 40 acres commercial not yet platted.
E16	Falcon Heights/ Meadowlake	138	0.0	3,958.2	Rural Res 5	50 DU X 2.75 = 138
E17	Flacon Heights	8	0.0	318.4	Rural Res 2.5	3 DU X 2.75 = 8
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	No additional capacity
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		3,297	47.0	23,886.0		

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. Use will likely change and density increase in the future.
A3	Paintbrush Hills	1,521	5.0	383.4	Urban	553 DU X 2.75 pop/DU = 1521 pop.
A4	Latigo Business Park	0	36.8	54.3		17.5 acres industrial too
A5	Falcon Highlands	1,221	0.0	122.5	Urban	.25 acre lots on 111 acres = 444 DU X 2.75 pop/du = 1221 pop.
A6	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.
A7	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.
A8	Paintbrush Hills	519	0.0	42.1	Urban	189 approved DU X 2.75 = 519
A9	Woodmen Crossing	0	36.5	36.5		
A10	Meridian Ranch	7,018	0.0	733.2	Urban	832 +420+1300 = 2552 DU X 2.75 pop/DU = 7018 pop.
A11	Meridian Ranch	0	81.0	135.5	Urban	Also 23 ac. civic and 21 ac drainage.
A12	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.
A13	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.
A14	4-Way Ranch	259	0.0	383.3	Rural Res 2.5	94 DU X 2.75 pop/DU = 259 pop.
A15	Meadowlake Airport	0	230.0	1,114.3	Special	Also 275 ac industrial.
A16		0	35.0	33.4	Urban	more commercial with urban services

A17	Santa Fe Springs	14,306	277.0	2,479.0	Urban	5202 DU X 2.75 = 14306
A18	Sage Creek	324	0.0	359.7	Rural Res 2.5	118 lots X2.75
A19	Santa Fe Springs	215	0.0	3,940.4	Rural	78 DU X 2.75 = 215
A20	Rock Springs	476	0.0	708.5	Rural Res 5	170 lots X 2.75 = 476
Total		29,731	130.9	1,167.7		

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	Red Sky Ranch	0	0.0	159.5		commercial and residential
F5	Falcon Town Center	0	0.0	30.8		
F6		0	0.0	19.6		
F7		0	82.0	82.1		Commercial dev.
F8	Falcon Crossing	0	0.0	49.7		commercial development
F9	Meadowlake Commons	0	102.0	102.4		Commercial office development
F10	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.
F11	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)
F12	Shaw Ranch	16,500	88.0	4,204.9		About 6000 du estimated in preliminary plans x 2.75 = 16500 pop
F13	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.
F14	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.).
F15	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.
F16	Rock Springs	9,914	256.0	1,382.4		77 of comm. acres are business park. 3605 Dwelling units is midpoint for density ranges provided. 3605 DU X 2.75 = 9914 total pop.
F17	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.
F18	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		78,919	1,365	27,978		

Estimated Existing Population	19,749
Estimated Existing Capacity	3,297
Approved Capacity	29,731
Anticipated Capacity	78,919
Future Estimated Population	131,696