



## FISCAL IMPACT ANALYSIS – APPLICANT FORM

Per City Code when a Fiscal Impact Analysis is required the applicant shall fill out this form to further assist the City Budget Office in their analysis. Please detail the answers to these questions and any other information here that can better clarify scope need for the fiscal impact analysis.

### Project Information

1. Detail existing land conditions.

The existing land at Banning Lewis Ranch, Village C is currently in an undisturbed agricultural state. It is being used as grazing land for local ranchers.

2. Specifics on all new/proposed use types including details of density and acreage. If mixed use residential is proposed, please give specifics of what assumed mix of land use types within this category. For commercial please detail a breakdown (retail, office, industrial or institutional) and supporting acreage.

Dwelling - single-family detached & dwelling - two-family (duplex), dwelling - single-family attached 3-10 du/ac. =282.8 acres.

Commercial, mixed-use, or dwelling - multi family =25.8 acres.

Parks =57.2 acres.

Public safety services =9.1 acres.

School, elementary or secondary =72.0 acres.

Street row, drainage areas, & other =202.0 acres.

Total development 658.34 acres.

These numbers are estimates.

3. Estimated number of years to buildout and any further phasing information.

Village C is estimated to take 7-10 years to build out. The project will move west to east.

4. List of potential special districts and their areas of responsibility.

Village C will be part of a future Banning Lewis Ranch Metro District. The metro district will be similar to that of the other Metro Districts within Banning Lewis Ranch. It will maintain architectural control, street, curb and gutter, and landscape maintenance. It will also provide operation and administration of neighborhood amenities.

5. Share detailed information about nearest location of police and fire stations. What information has been received from the City Fire and Police Departments for response times and any related information. If these conversations have not taken place, please coordinate with the agency for supportive details to these needs.

A permanent Fire Station has been requested by the Colorado Springs Fire Department for the future villages at Banning Lewis Ranch east of Banning Lewis Parkway. The Village C Land Use Plan has allocated a 9.1 acre parcel for a future fire station. This location has been reviewed with the Fire Department staff. We have not received any feedback from the police department.

6. Provide specific detailed information for all private facilities (i.e. parks, roads, stormwater facilities, etc.) that are anticipated. If these decisions have not been made, but such facilities are possible, please provide supportive details of the envisioned scope.

Anticipated private facilities include driveways and alleys for cluster type products, and various stormwater infrastructure as the design necessitates. There will also be private clubhouse/pool facilities for BLR residents. Neighborhood Parks, the Community Park and roads will be public.