

Banning Lewis Ranch Regional Metropolitan District No. 2 City Council Work Session

August 13, 2018

**Carl Schueler, Comprehensive Planning
Manager**

District Representatives



Summary



- Approval of Amended and Restated Service Plan for a second regional metropolitan district.
- Existing regional district most recently amended on April 24, 2018
- This action would essentially create an additional regional district to be used for latter phases of the Oakwood area of Banning Lewis Ranch
 - Allows for use of full 40-year debt service mill levy imposition term
- Similar purposes and limits levy as existing district
 - 10.0 mills (9.0 mills debt service; 1.0 mills for operations)
 - No active maintenance
 - Specified regional improvements only

Summary- Continued



- Converts a prior BLR “base district” (BLR District No. 7) for this purpose
- Includes an overall aggregate authorized debt limitation of \$150 Million (combined for both regional districts)
- Initial boundaries will be a small 3.58 acre parcel
 - Eventual boundaries will include the eastern portion of the Oakwood/----- holdings
- ----- properties have consented to be identified as a future inclusion area (Exhibit C-2)

Colorado Springs

BANNING

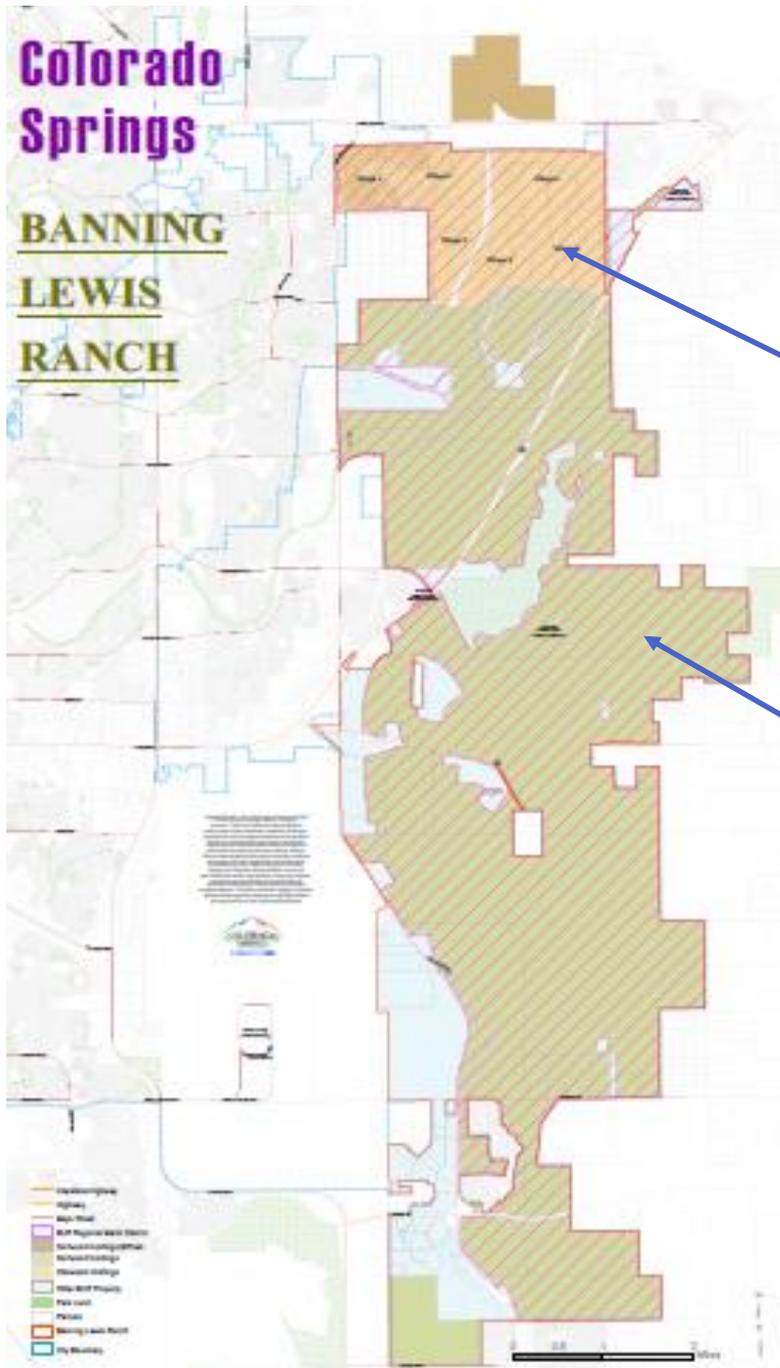
LEWIS

RANCH

District Location Context

Oakwood properties

Nor'wood properties



District Location Map

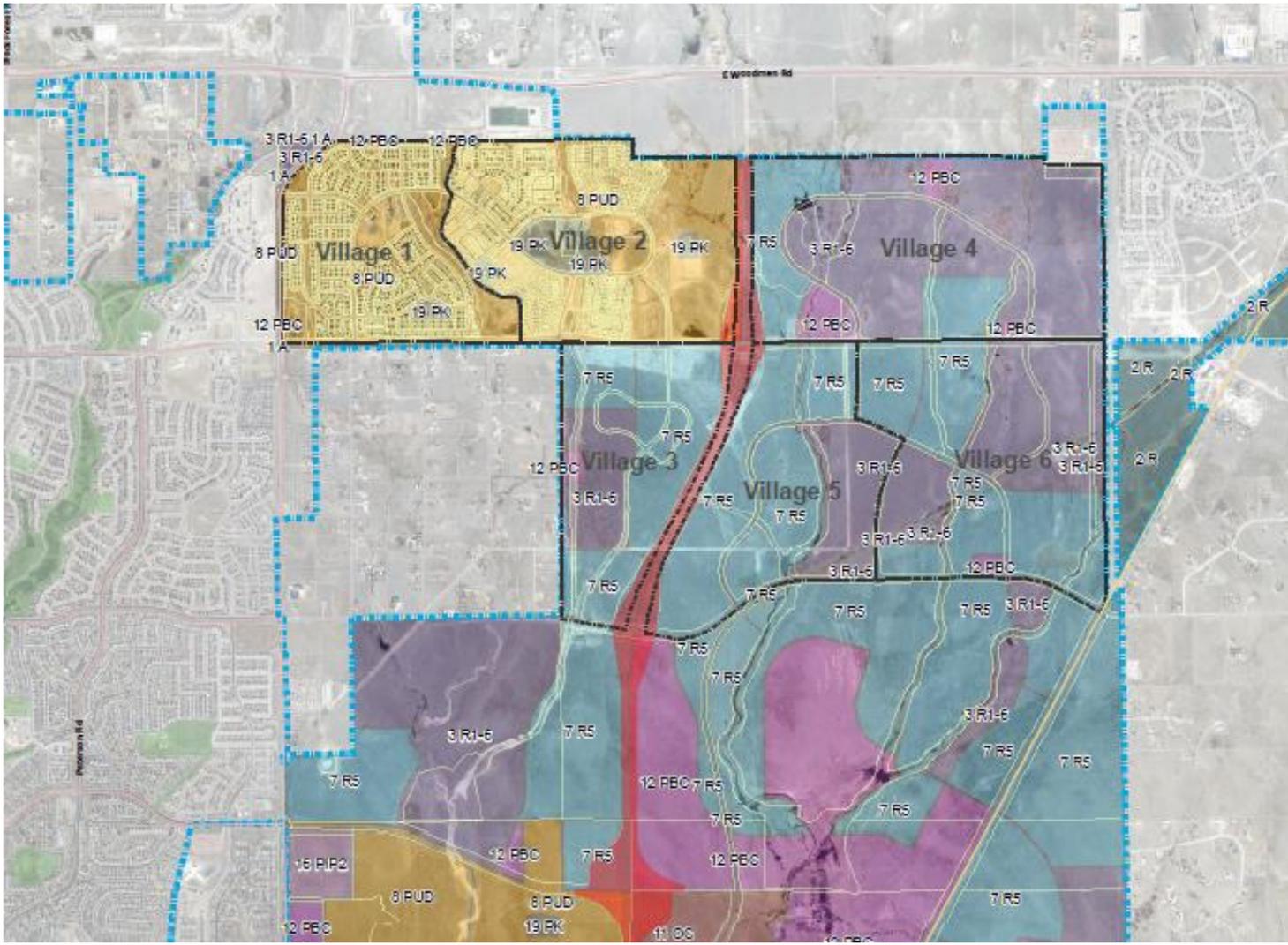


BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT



 1815 SOUTH WOODS AVENUE, SUITE 200 COLORADO SPRINGS, COLORADO 80906 TEL: 719.575.8800 FAX: 719.575.8801	BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT DIGITAL BOUNDARY CORRECT		
	DRAWN BY: WML	SCALE:	DATE: 7/20/16
	CHECKED BY: WML	DATE: 8/2/16	SHEET: 1 OF 1
	DESIGNED BY: WML	DATE: 7/20/16	JOB NO: 1504-01

Development and Zoning



Districts History Summary



2005	Original Creation of BLR metro districts
2008	Amended and restated plan for BLR District Nos. 1-5 and 7
2010	District 6 repurposed as regional overlay district for wastewater
2013-2016	Debt issuances by Districts 2 and 3
2018	First regional overlay district amended in conjunction with amended amendment of BLR annexation agreement
2018- Pending	This additional regional overlay district and four new "base districts"

Evolution of Districts



Original Districts (2008)	Original Purpose	Interim Changes/ Status	Proposed/ Recent Districts
District 1	Operating	None	Same
District 2	Residential	Completed Residential	Same- Residential
District 3	Residential	Developing Residential	Same- Residential
District 4	Residential	Developing Residential?	Same- Residential
District 5	Residential	To be developed	Same- Residential
District 6	Residential	Wastewater Overlay- Regional District-Regional District No. 1	Recent Regional District No. 1
District 7	Commercial	Not used	New Regional District No 2.
District 8	N/A	N/A	New residential district*
District 9	N/A	N/A	New residential district*
District 10	N/A	N/A	New residential district*
District 11	N/A	N/A	New residential district*

Council Budget Committee



- Informational questions
- Went over boundaries and previous discussion of added districts
- Verified there would be an aggregate debt limit

Supporting Materials



- Agenda memo
- Transmittal letter
- City Council resolution
- Clean copy of service plan
- Evolution of BLR districts

Next Steps and Recommendation



- Approval
- New business on August 28, 2018