

# Banning Lewis Ranch Metropolitan District Nos. 8-11 City Council Work Session

**August 13, 2018**

**Carl Schueler, Comprehensive Planning  
Manager**

**District Representatives**

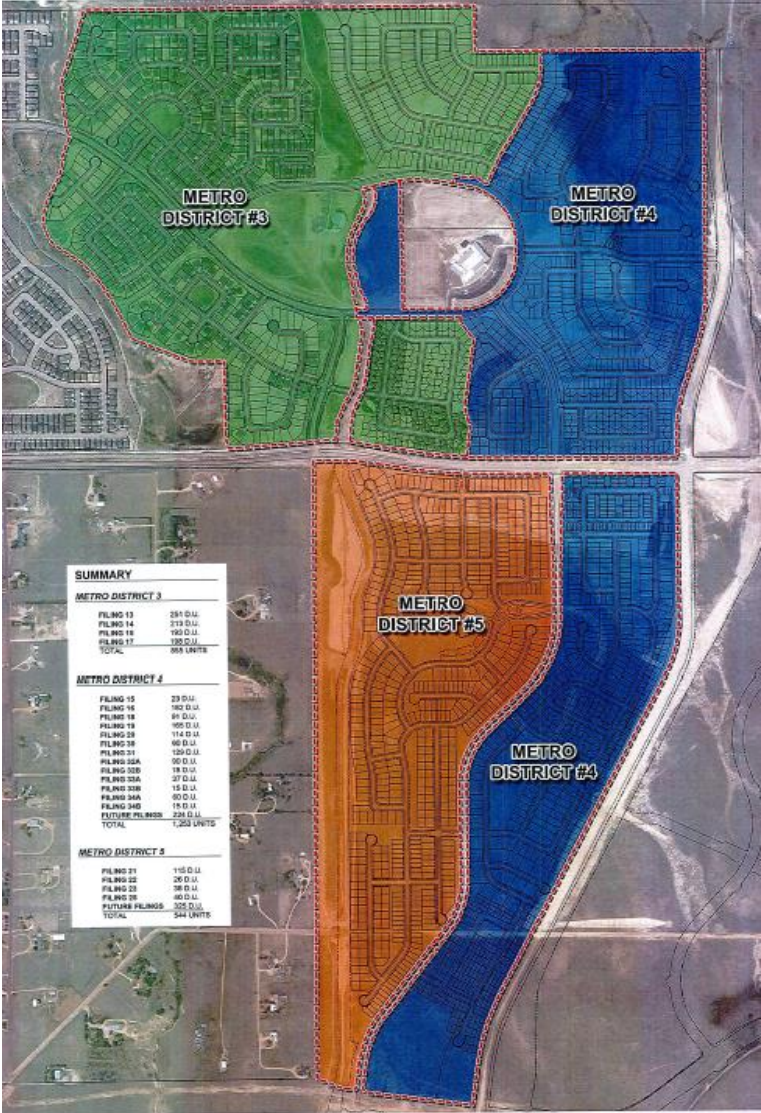


# Summary

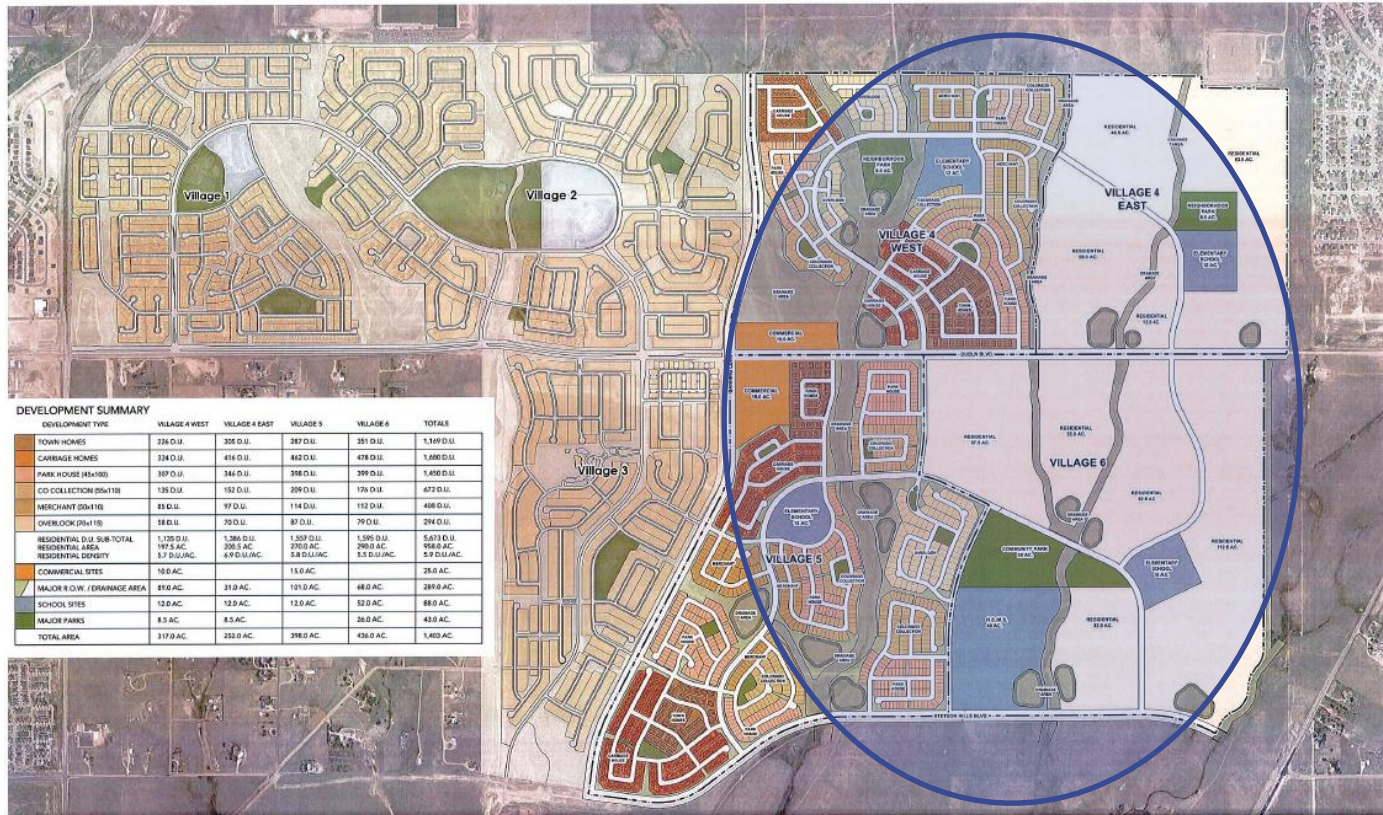


- Approval of a Service Plan for four additional Banning Lewis Ranch ("Base") metropolitan districts.
- 30 mill debt service cap and 20.0 mill operations and maintenance cap
- \$100M aggregate debt authorization
- Small initial boundaries
- Would be "deployed" east of Banning Lewis Parkway
- Consent of other owner (Walton LLC.) for future inclusion
- Covenant enforcement authority

# Locations for Districts 3-5



# Districts 8-11 would be east of BL Parkway



**DEVELOPMENT SUMMARY**

DEVELOPMENT TYPE	VILLAGE 4 WEST	VILLAGE 4 EAST	VILLAGE 5	VILLAGE 6	TOTALS
TOWN HOMES	236 D.U.	355 D.U.	287 D.U.	351 D.U.	1,349 D.U.
CARRIAGE HOMES	334 D.U.	416 D.U.	442 D.U.	478 D.U.	1,680 D.U.
PARK HOUSE (H&H)	387 D.U.	344 D.U.	358 D.U.	399 D.U.	1,498 D.U.
CO COLLECTION (SH&H)	135 D.U.	182 D.U.	209 D.U.	176 D.U.	672 D.U.
MERCHANT (SH&H)	81 D.U.	97 D.U.	114 D.U.	112 D.U.	408 D.U.
OVERLOOK (SH&H)	58 D.U.	70 D.U.	87 D.U.	79 D.U.	294 D.U.
RESIDENTIAL D.U. SUB-TOTAL	1,725 D.U.	1,386 D.U.	1,357 D.U.	1,595 D.U.	5,473 D.U.
RESIDENTIAL AREA	197.5 AC.	208.5 AC.	270.5 AC.	290.5 AC.	968 AC.
RESIDENTIAL DENSITY	5.7 D.U./AC.	6.6 D.U./AC.	5.0 D.U./AC.	5.5 D.U./AC.	5.9 D.U./AC.
COMMERCIAL SITES	10.0 AC.	11.0 AC.	11.0 AC.	11.0 AC.	45.0 AC.
MAJOR R.O.W. / DRAINAGE AREA	81.0 AC.	31.0 AC.	101.0 AC.	48.0 AC.	261.0 AC.
SCHOOL SITES	12.0 AC.	12.0 AC.	12.0 AC.	12.0 AC.	48.0 AC.
MAJOR PARKS	8.5 AC.	8.5 AC.	26.0 AC.	26.0 AC.	43.0 AC.
TOTAL AREA	317.0 AC.	252.0 AC.	396.0 AC.	436.0 AC.	1,403 AC.

# 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 for Districts 8-11

# Supporting Materials



- Agenda memo
- District transmittal letter
- City Council resolution
- Redline from Model Service Plans
- Clean copy of service plan
- Maps

# Next Steps and Recommendation



- Approval
- New business on August 28, 2018