

TO: Tamara Baxter, Planning Supervisor, Planning Department

FROM: Kortne Deloney, Analyst II, Budget Office

DATE: August 18, 2025

SUBJECT: Banning Lewis Ranch, Village C Land Use Plan - Fiscal Impact Analysis

A copy of the Fiscal Impact Analysis for the Banning Lewis Ranch, Village C Land Use Plan is attached. At the request of the Planning Department, in accordance with City Code, the Budget Office prepared a Fiscal Impact Analysis estimating the City expenditure and revenues attributable to the Banning Lewis Ranch, Village C Land Use Plan for a ten-year horizon. The Fiscal Impact model incorporates the land uses proposed by the Banning Lewis Ranch, Village C Land Use Plan and calculates the average City expenditures and revenue generated by the project.

Banning Lewis Ranch, Village C Land Use Plan amends a 658.34 acre property in the City. Based on the planned zoning uses, this analysis evaluates the fiscal impact to the City of the amendment which develops 282.8 acres of single-family attached and single-family detached residential properties assuming a 6.70 dwelling unit per acre, 25.8 acres of 2 to 4 unit multi-family assuming a 18.2 dwelling unit per acre, three neighborhood parks within 14 acres will be built and maintained by Banning Lewis Ranch Metro District, one 43.2 acre community park will be built and maintained by the City of Colorado Springs, 9.1 acres of public safety services, 72.0 acres of school property, 202.0 acres of street right of way and drainage areas. The fiscal impact analysis assumes a 10 year build out.

The result of the Fiscal Impact Analysis is a positive cumulative cashflow for the City during the 10-year timeframe. The reason for this outcome is that the use tax revenue collected from residential construction early in the development is enough to maintain a positive result for the timeframe.

A Combined Funds Summary of the cumulative fiscal impact is attached. In addition, the Fiscal Impact Model Notes at the end of this memo provide an overview of the Fiscal Impact model.

COMBINED FUNDS SUMMARY : BANNING LEWIS RANCH, VILLAGE C LAND USE PLAN										
Base Year	1	2	3	4	5	6	7	8	9	10
#	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Revenue										
General Fund	\$806,719	\$936,681	\$1,066,644	\$1,196,606	\$1,326,568	\$1,456,530	\$1,586,492	\$1,716,454	\$1,846,416	\$1,976,378
Special Revenue Funds	\$1,027,561	\$1,056,029	\$1,084,498	\$1,112,966	\$1,141,434	\$1,169,903	\$1,198,371	\$1,226,839	\$1,255,308	\$1,283,776
TOTAL REVENUE	\$1,834,280	\$1,992,711	\$2,151,141	\$2,309,572	\$2,468,002	\$2,626,433	\$2,784,863	\$2,943,294	\$3,101,724	\$3,260,155
Expenditures										
Operating	\$156,993	\$313,990	\$471,280	\$679,998	\$837,551	\$994,564	\$1,151,839	\$1,308,852	\$1,466,407	\$1,623,403
Special Revenue Fund Expenditures	\$112,587	\$225,175	\$337,774	\$450,361	\$562,949	\$675,548	\$788,135	\$900,735	\$1,013,322	\$1,125,909
Capital Expenditures	\$98,635	\$99,170	\$129,065	\$3,547,170	\$158,615	\$99,120	\$129,115	\$99,120	\$158,670	\$99,115
TOTAL EXPENDITURES	\$368,215	\$638,335	\$938,119	\$4,677,529	\$1,559,115	\$1,769,232	\$2,069,089	\$2,308,707	\$2,638,399	\$2,848,427
GRAND TOTAL NET RESULT	\$1,466,065	\$1,354,376	\$1,213,022	(\$2,367,957)	\$908,887	\$857,200	\$715,774	\$634,587	\$463,325	\$411,727
CUMULATIVE NET RESULT	\$1,466,065	\$2,820,441	\$4,033,463	\$1,665,506	\$2,574,393	\$3,431,593	\$4,147,367	\$4,781,954	\$5,245,278	\$5,657,006

FISCAL IMPACT MODEL NOTES

The Fiscal Impact Model used by the Budget Office was created and customized specifically for the City's needs by TischlerBise, one of the nation's leading consulting firms for fiscal impact work. The model is updated regularly to reflect current City budget data, tax rates, market values for built spaces, and assumptions for business tax revenue by category of commercial use.

The model measures the impact of a proposed development on the City's operating budget. It utilizes current demographic data, budget information for the City, and the City's current infrastructure capacity to determine service levels. These service levels are used to project annual operating costs and revenues across all City departments based on proposed land use.

What the Fiscal Impact Model Tells Us?

The Fiscal Impact Model is a mechanism for City stakeholders to gauge the impact created by new or amended development on City expenditures and revenues.

The Fiscal Impact Model estimates the difference between costs of providing services and the property tax, user fees and other revenues that could be generated from the new development.

The revenue and cost estimates are displayed as net annual and cumulative values for the ten-year horizon on the second page of this memo. The Fiscal Impact Model shows direct revenues and costs from new development only, and does not make comparisons to existing planned zoning and development.

The revenue projections and cost to serve are based on a "snapshot approach" in which it is assumed the current levels of service will continue through the ten-year horizon. This approach does not attempt to speculate about how levels of service, revenues, policies, and other factors will change over time.

The model assumes that future Park and Public Safety infrastructure will be City-owned and maintained. If, for instance, a special district will build and maintain a park located in the analysis area, it will be noted on page 1 of this memo.