

A dark blue silhouette of a water tower with a hexagonal top and three legs, standing on a green hill. The background features stylized hills in shades of blue, green, and yellow.

# It's No Longer ... "Bennett? Where's Bennett?"

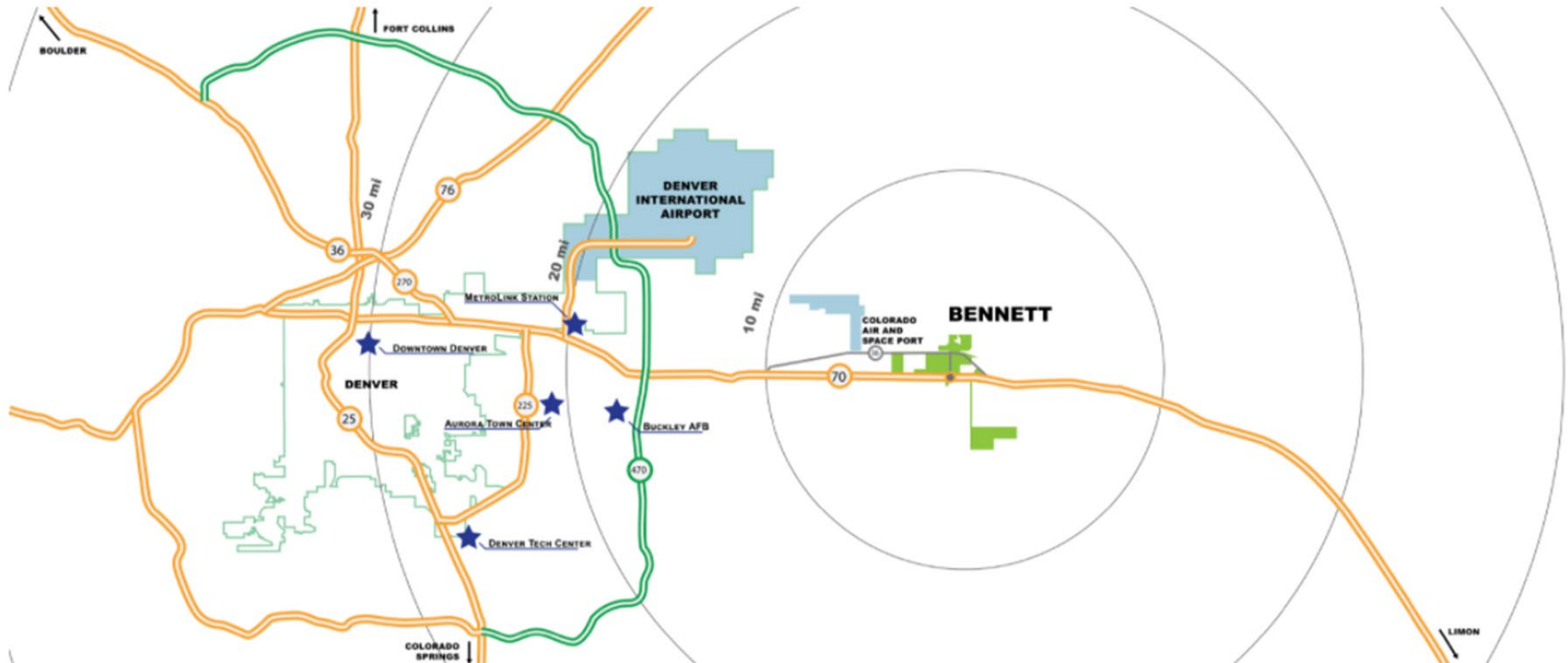
or Watkins, or Strasburg, or Byers, or Peoria, or Deer Trail?

September 8, 2022

Steve Hebert, Planning Manager

Town of Bennett

# Where's Bennett?



# Pre-Census 2019-2020 Population Estimates from Reasonably Reliable Sources



## Other Sources

DOLA 2020 Census - 2,862

**Based on Water Service Accounts x 2.8  
persons per household**



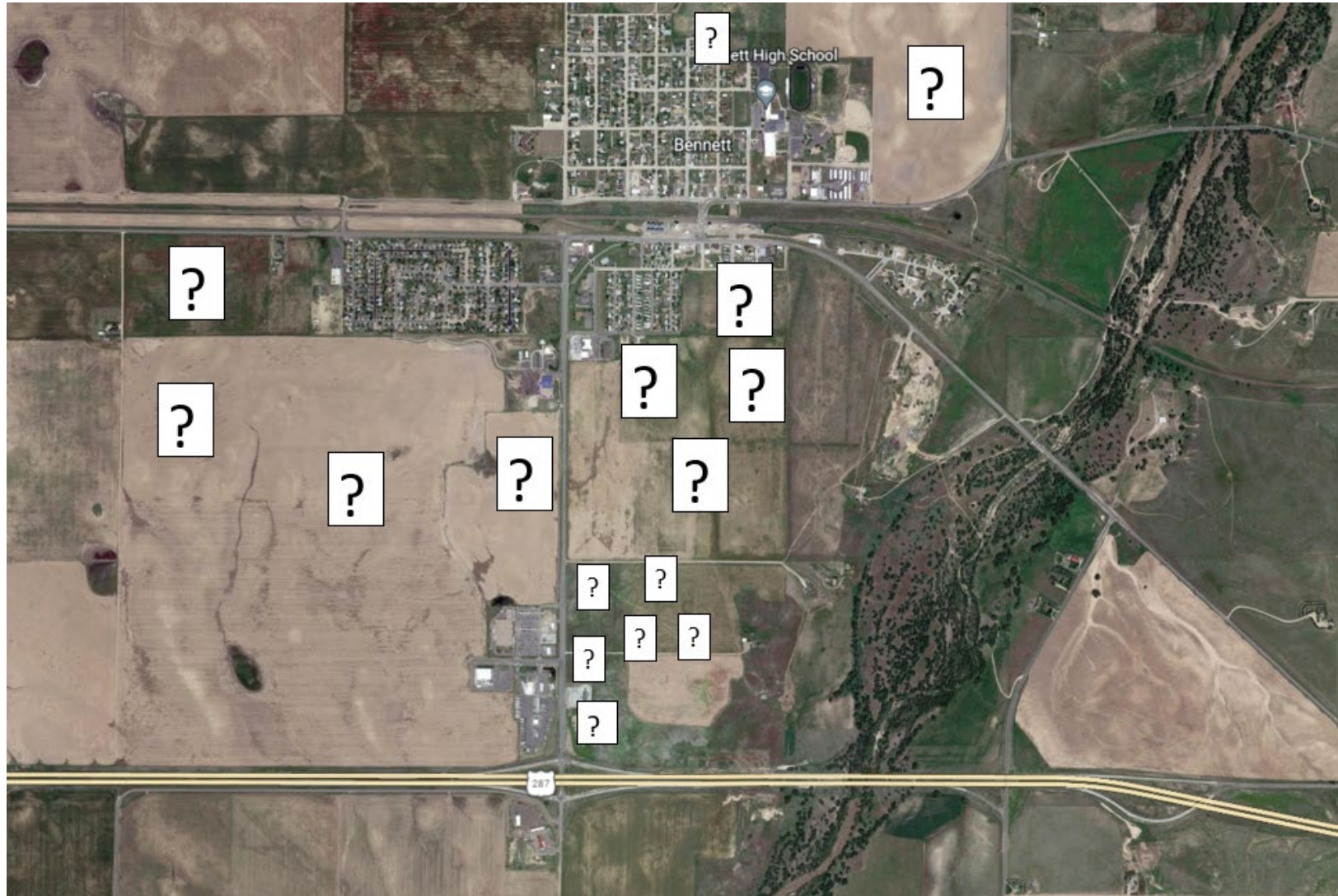
3,200

**Total Population  
in Bennett in  
2020**

# September 2022 Population Estimate for the Town of Bennett

3,667

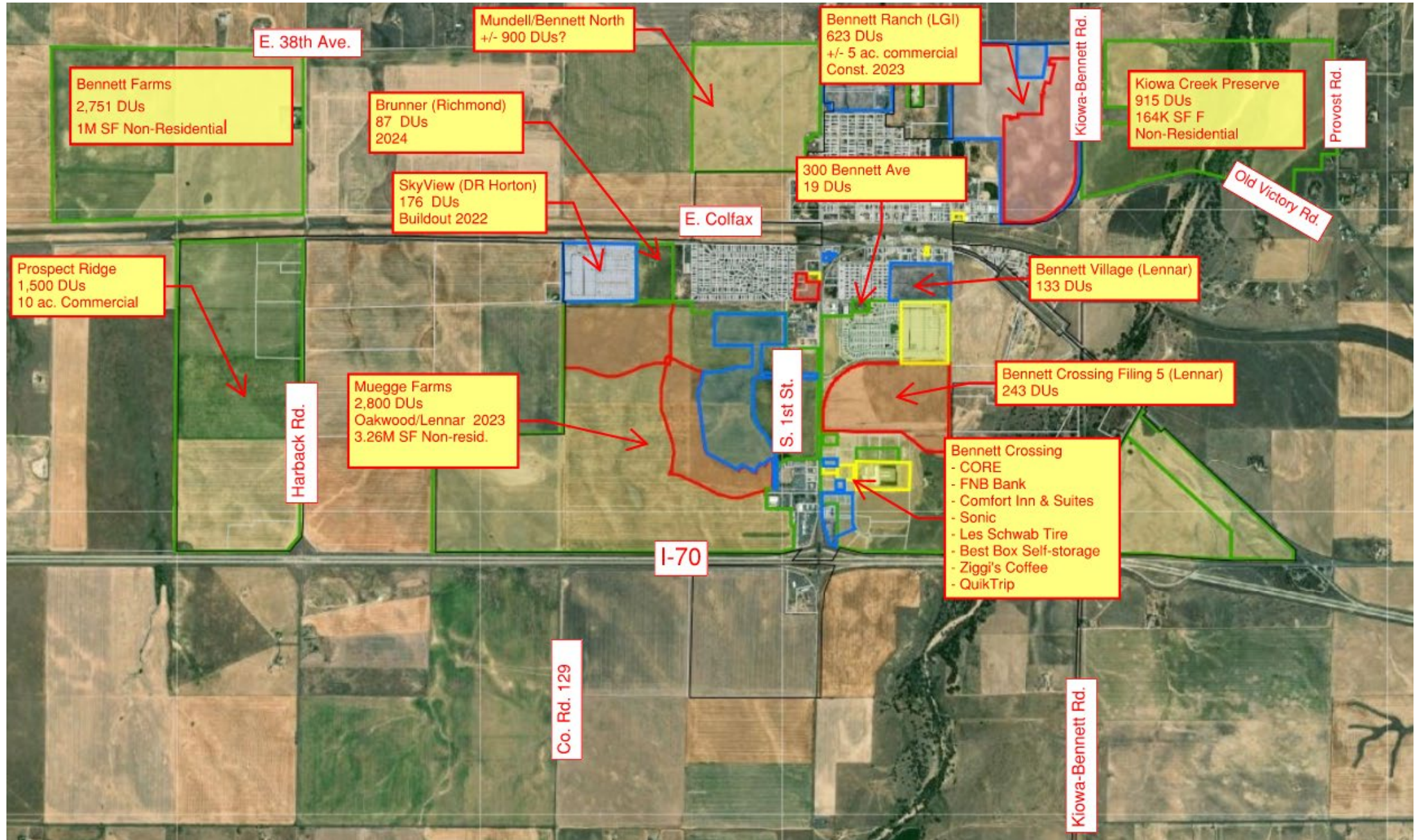
“Okay, but what’s going on in Bennett? I still don’t see anything.”  
(Underlying Google Earth image 9/6/22)



So What's Really Going On?



# Town of Bennett Major Development Projects – September 2022





# Development Project Status Map

Found on the Town of Bennett Website

The image is a screenshot of the Town of Bennett website. At the top, there is a dark blue navigation bar with the following links: Home, Community >, Government >, Business >, Development >, Departments >, Happening Now >, and Contact Us >. Below the navigation bar is a large banner image of a playground with children playing. Underneath the banner, the text "Welcome to the Town of Bennett" is displayed. Below the banner is a row of six colored buttons: "Bennett Days" (yellow), "Pay Online" (dark blue), "Job Opportunities" (green), "Permits" (dark blue), "Development Project Status" (dark blue, circled in yellow), and "Town Board of Trustees Meetings" (green). Below this row is a "Quick Links" section with a dropdown arrow and the text: "The Town of Bennett is working with all relevant local, state, and federal partners during this period of COVID-19 to support our businesses and ensure long-term economic vitality. During this time, we will be working hard to support your business as we work together." Below this text is a button labeled "COVID-19 Information and Resources". To the right of the "Quick Links" section are two more buttons: "Utility Bill Payment" (green) and "CodeRED Emergency Alerts" (red).

# Click on any colored parcel for an update

**Town of Bennett Development Project Status**

Development Overview Under Review Approved Development Pending Under Construction Complete

**Development Overview** North Line GIS

Development Areas 36

- Approved Development Pending 14
- Complete 7
- Under Construction 10
- Under Review 5

Find Address or Developme

0.4mi

-104.477 39.776 Degrees

Map data © OpenStreetMap

Dwelling Units Zoned (SFD, SFA, Apartments/Condos)	9,642
Dwelling Units Platted	1,267
Non-residential Sq. Ft. Zoned	5.9 M

# Muegge Farms

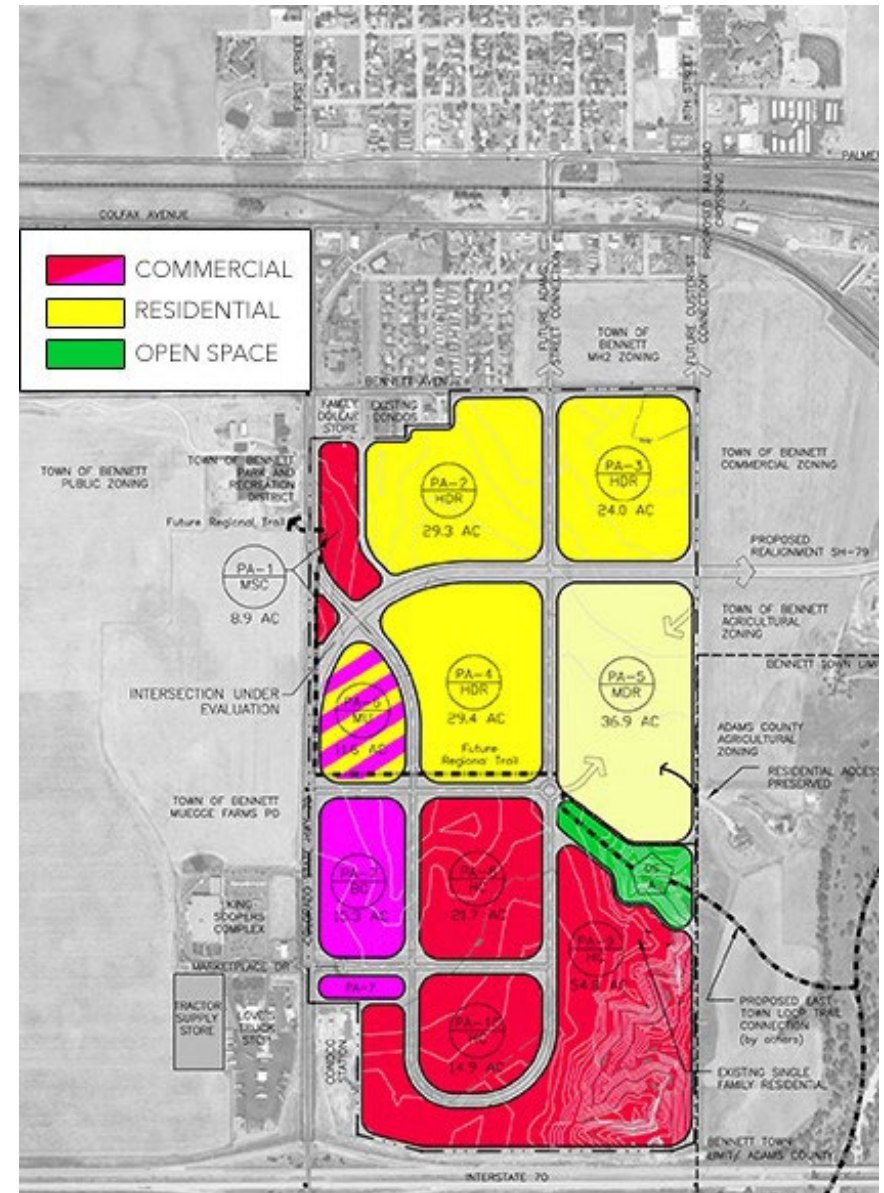
- Approx. 700 ac.
- 391 ac. Residential
  - Zoned for 2,800 homes
  - Oakwood and Lennar Homes 366 homes in 2023
- 190 ac. Commercial
  - King Soopers
  - Love's
  - Tractor Supply
- Civic Center
- Town Center





# Bennett Crossing

- 293 Acres
- 120 Acres Residential
  - LGI single-family
  - Lennar single-family
- 116 Acres Commercial
- CORE (IREA)
- Comfort Inn
- FNB Bank
- Sonic
- Ziggi's Coffee
- QuikTrip
- Les Schwab Tire
- Best Box Self-Storage
- More to come



# Bennett Ranch

- 173 acres
- LGI Homes
- Zoned for 623 Residential Units
  - Single-family Detached
  - Single-family Attached
- 6 acres Commercial
- Construction 2023





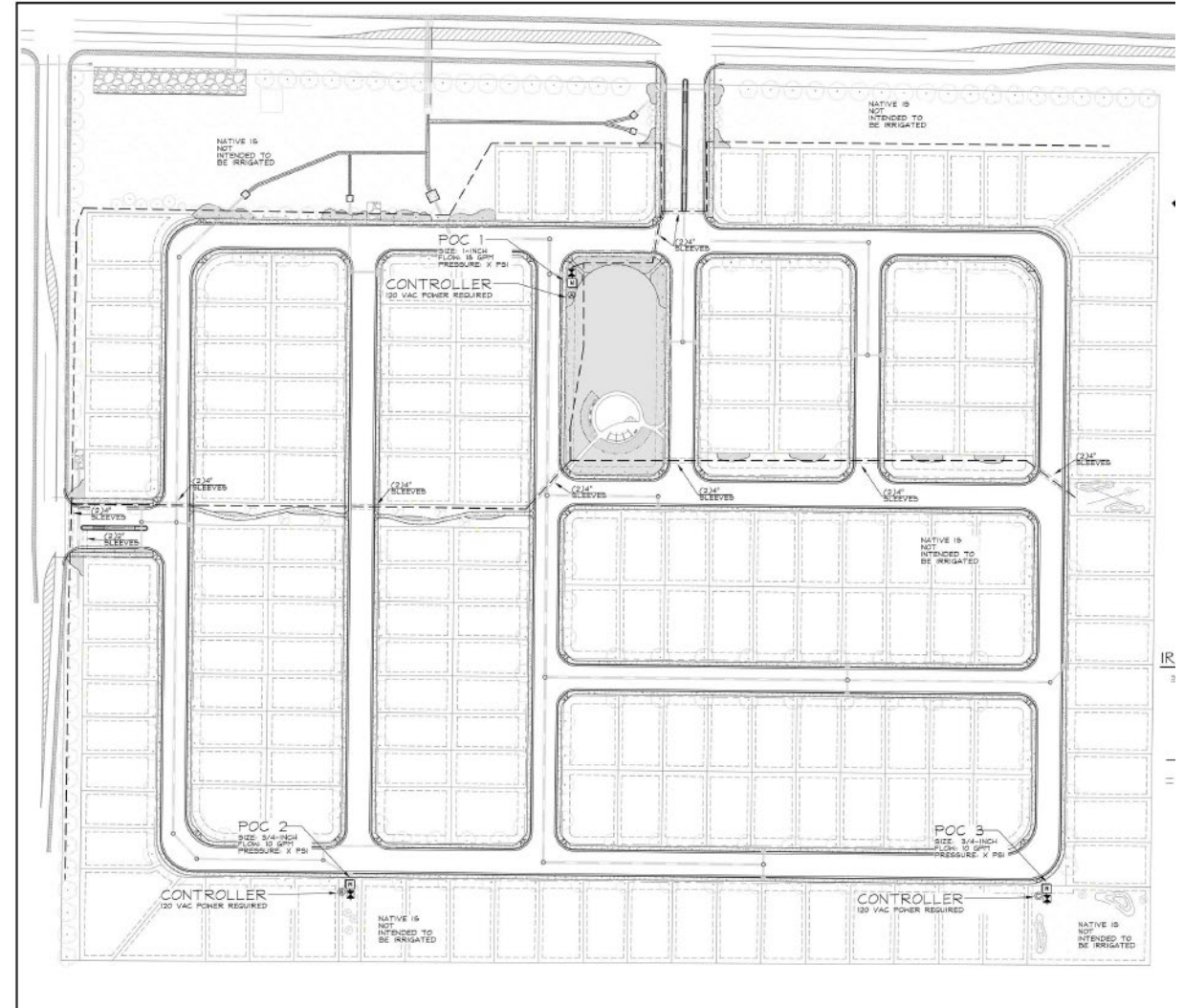
# Prospect Ridge

- 375 Acres
- Southwest corner of Colfax and Harback
- North of I-70
- 1,495 homes
- 10 acres commercial
- Construction in 2023, est.



# SkyView

- 40 acres
- D. R. Horton
- Colfax & Penrith Rd.
- 175 Single-family detached homes
- Close out in 2022





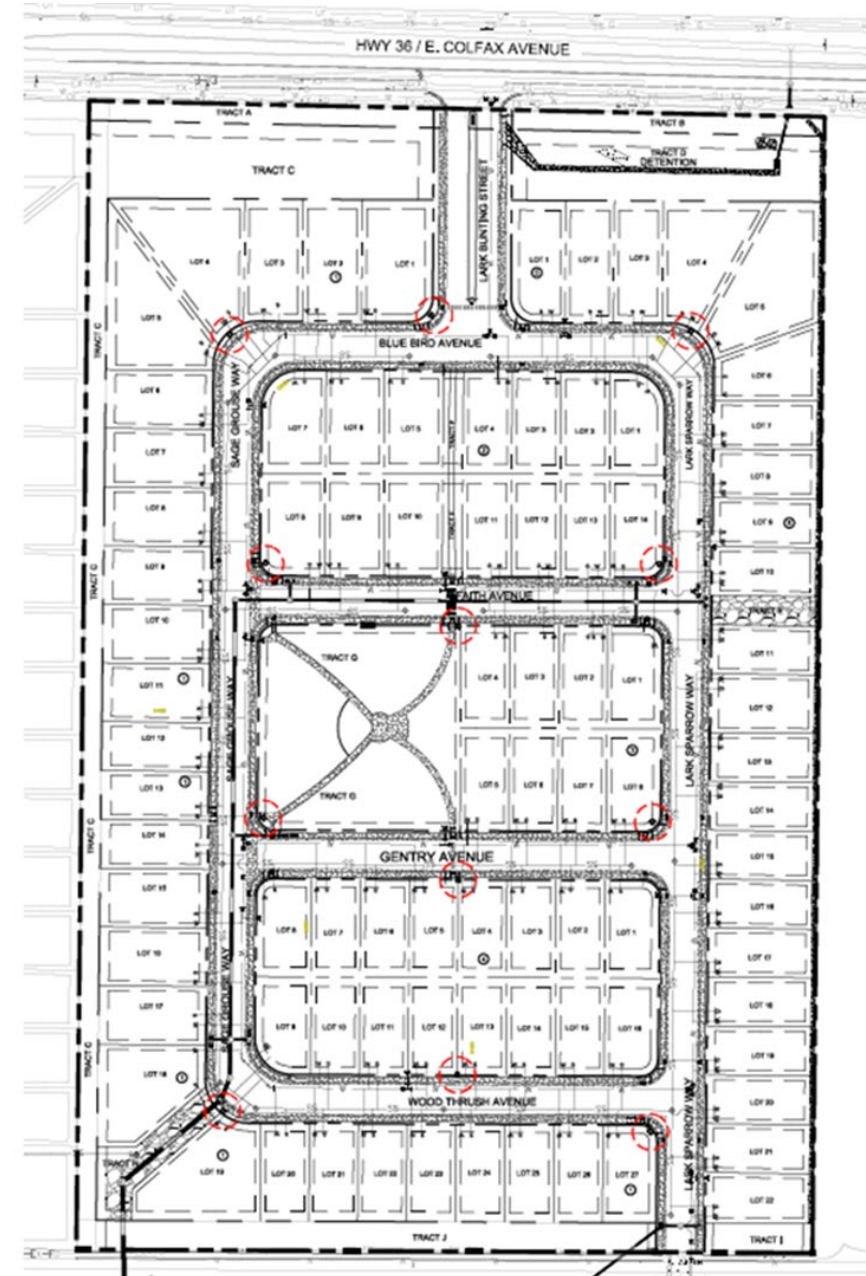
# Bennett Village

- 21 acres
- East of Brothers Four
- 134 lots
- Lennar Homes
- Under construction



# Brunner Property

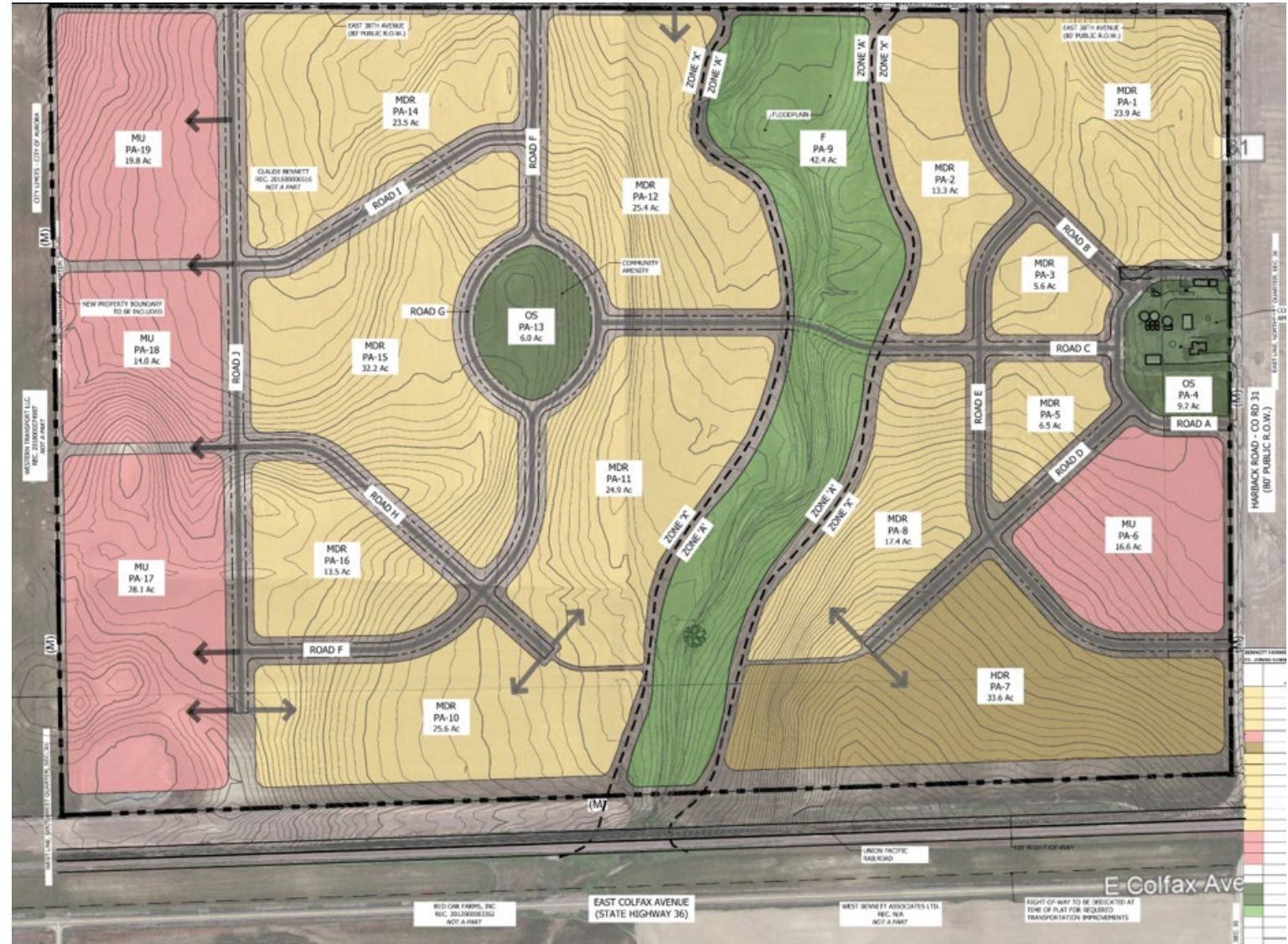
- 20 acres
- Just east of SkyView
- Richmond Homes
- 87 Single-family detached homes





# Bennett Farms

- 406 acres
- East of Colorado Air and Space Port
- 2,751 homes
- 1,028,329 SF Non-residential (Commercial & light industrial)



**BENNETT FARMS**  
Conceptual Land Use Plan



# Kiowa Creek Preserve

- 314 acres
- 915 residential units
- 164,000 sq. ft. commercial
- 128 acres park/open space/floodplain



ZONING DISTRICT	ACRES	RESIDENTIAL UNITS	COMMERCIAL UNITS	OFFICE UNITS
MDR PA-4	24.9	100	0	0
MDR PA-5	22.7	100	0	0
MDR PA-8	11.6	50	0	0
HDR PA-3	8.5	50	0	0
MDR PA-2	65.7	100	0	0
MU PA-1	13.6	0	0	0
OS/F PA-7	128.3	0	0	0
AE PA-6	28.1	0	0	0
<b>Total Planning Area</b>	<b>314.5</b>	<b>350</b>	<b>0</b>	<b>0</b>

**KIOWA CREEK PRESERVE**  
Conceptual Land Use Plan



Are we just a bedroom  
community?

# Business Support and Recruitment Strategy

## The Retail Coach



### Bennett Marketplace Mobile Data Survey

BENNETT, COLORADO

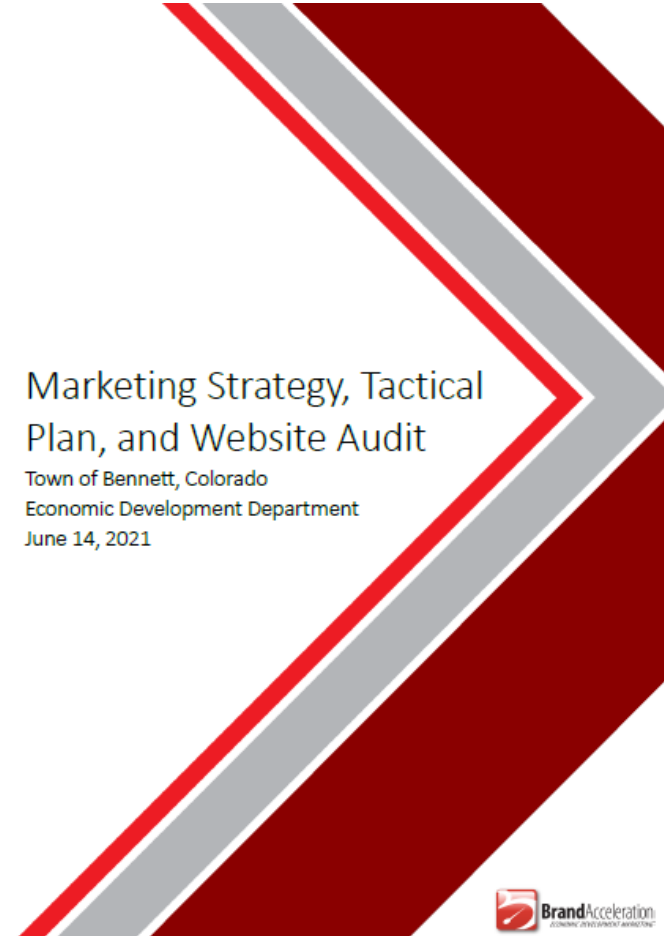


welcome neighbors.

Prepared for the Town of Bennett, Colorado  
03.2020 - 02.2021

800.851.0962 | INFO@THERETAILCOACH.NET | THERETAILCOACH.NET | AUSTIN, TEXAS • TUPELO, MISSISSIPPI

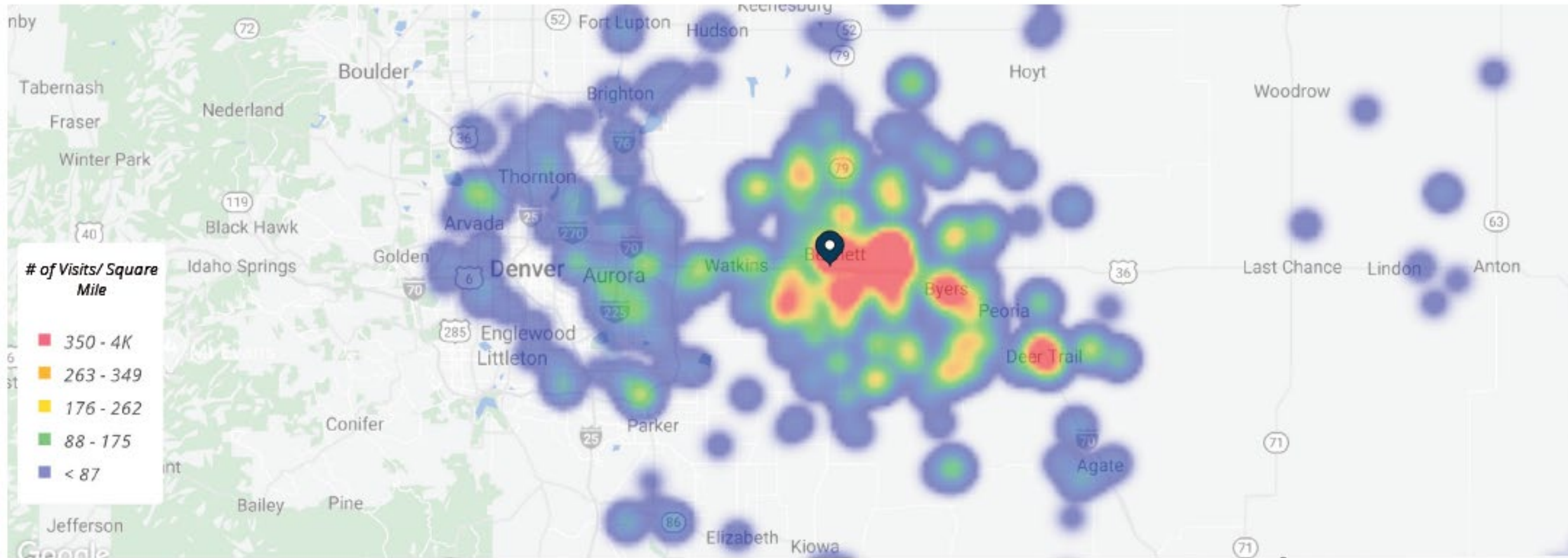
## Brand Acceleration



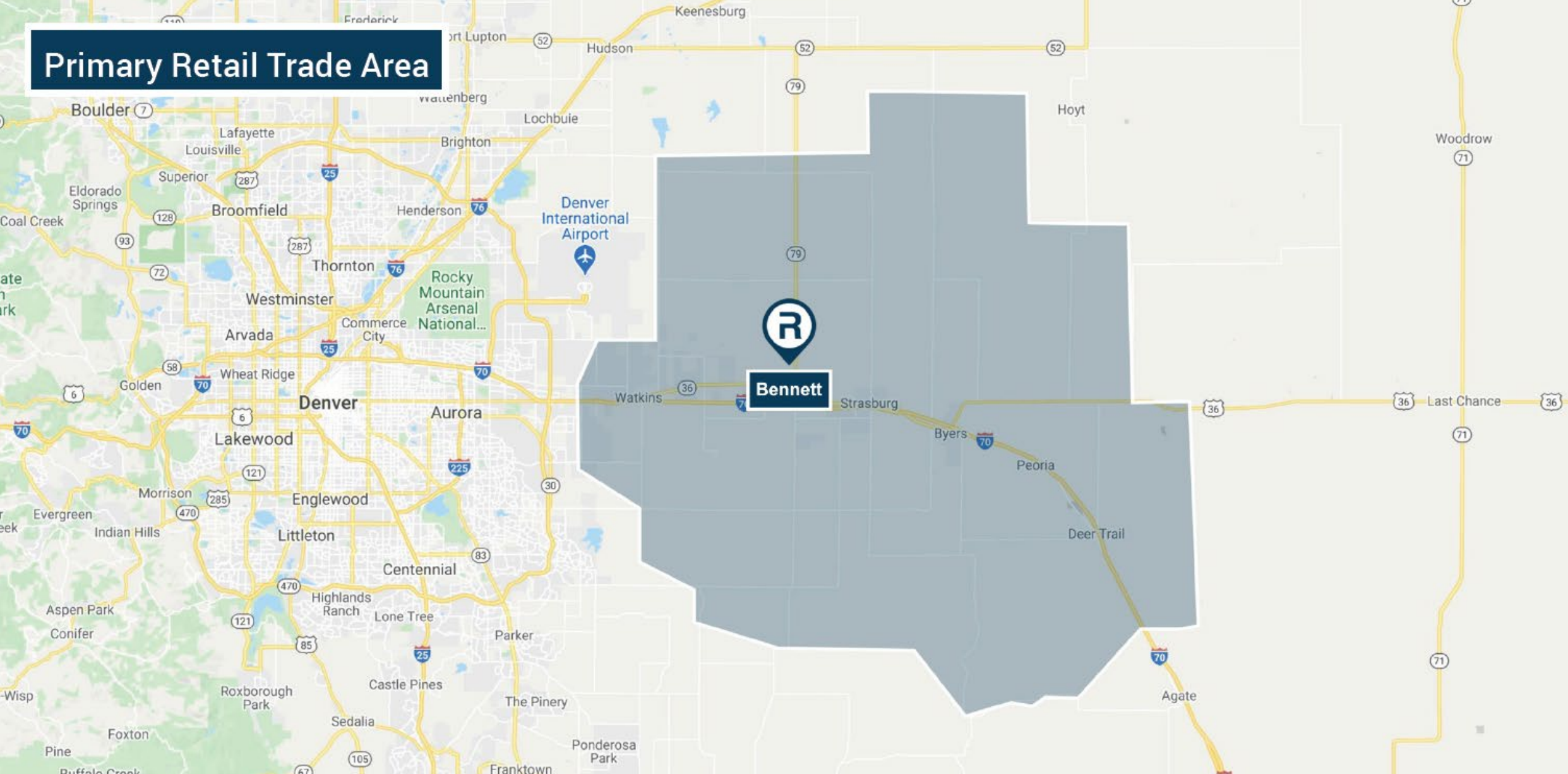
# Bennett Marketplace Mobile Data Analysis

Bennett, Colorado

## Trade Area - Home Locations - 3+ Visits



# Primary Retail Trade Area





# Bennett's Primary Retail Trade Area

DESCRIPTION	DATA	%
<b>Population</b>		
2021 Estimate	20,644	
2010 Census	16,765	
2000 Census	12,691	
Growth 2010 - 2021		23.14%
Growth 2000 - 2010		32.10%
2021 Est. Average Household Income		\$108,913
2021 Est. Median Household Income		\$87,931

# New Commercial Comes to Bennett



How does Bennett  
plan for the future?



# 2021 Comprehensive Plan



## 2021 TOWN OF BENNETT COMPREHENSIVE PLAN



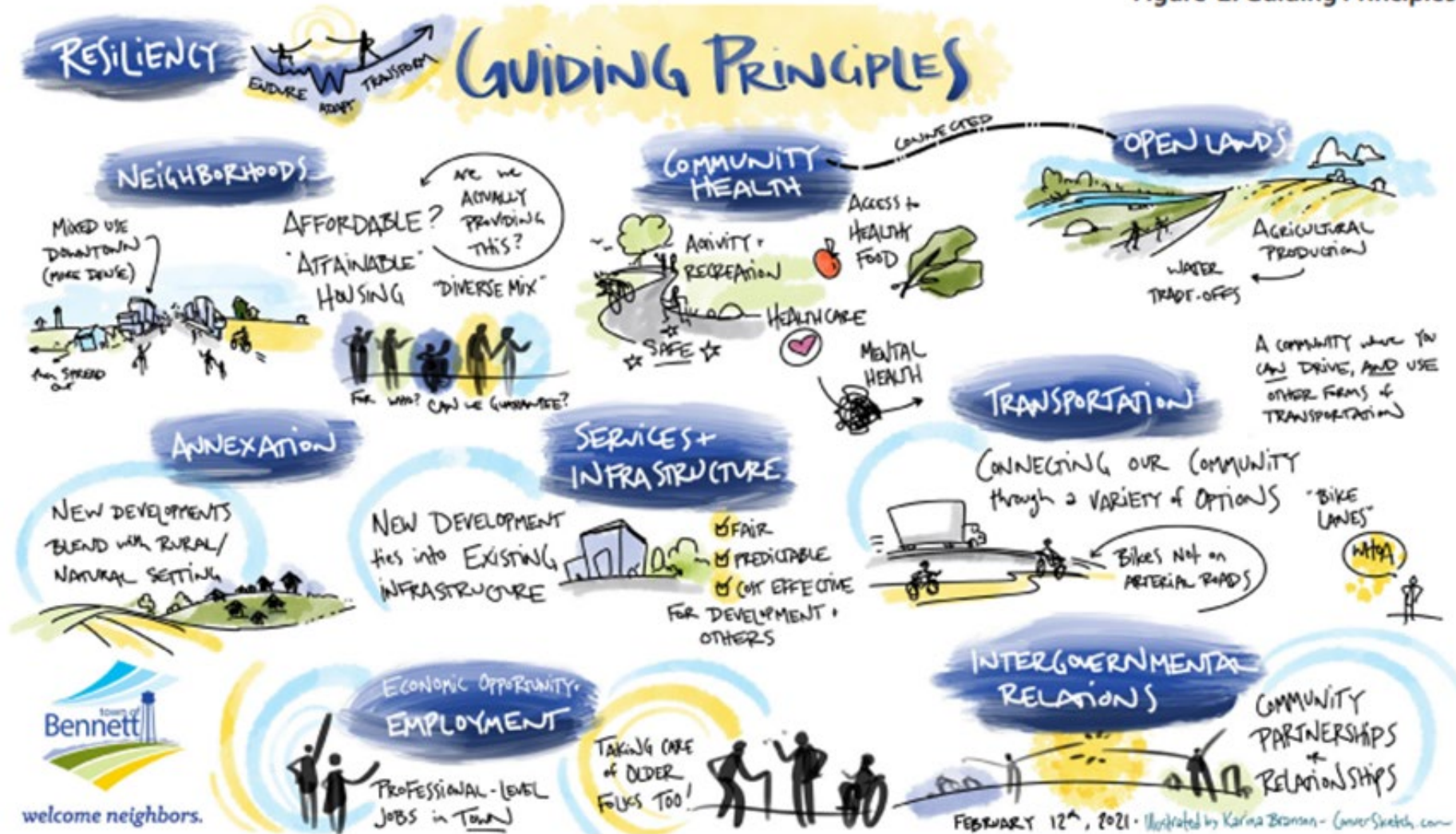
# 2021 Comprehensive Plan





# 2021 Comprehensive Plan

Figure 2: Guiding Principles



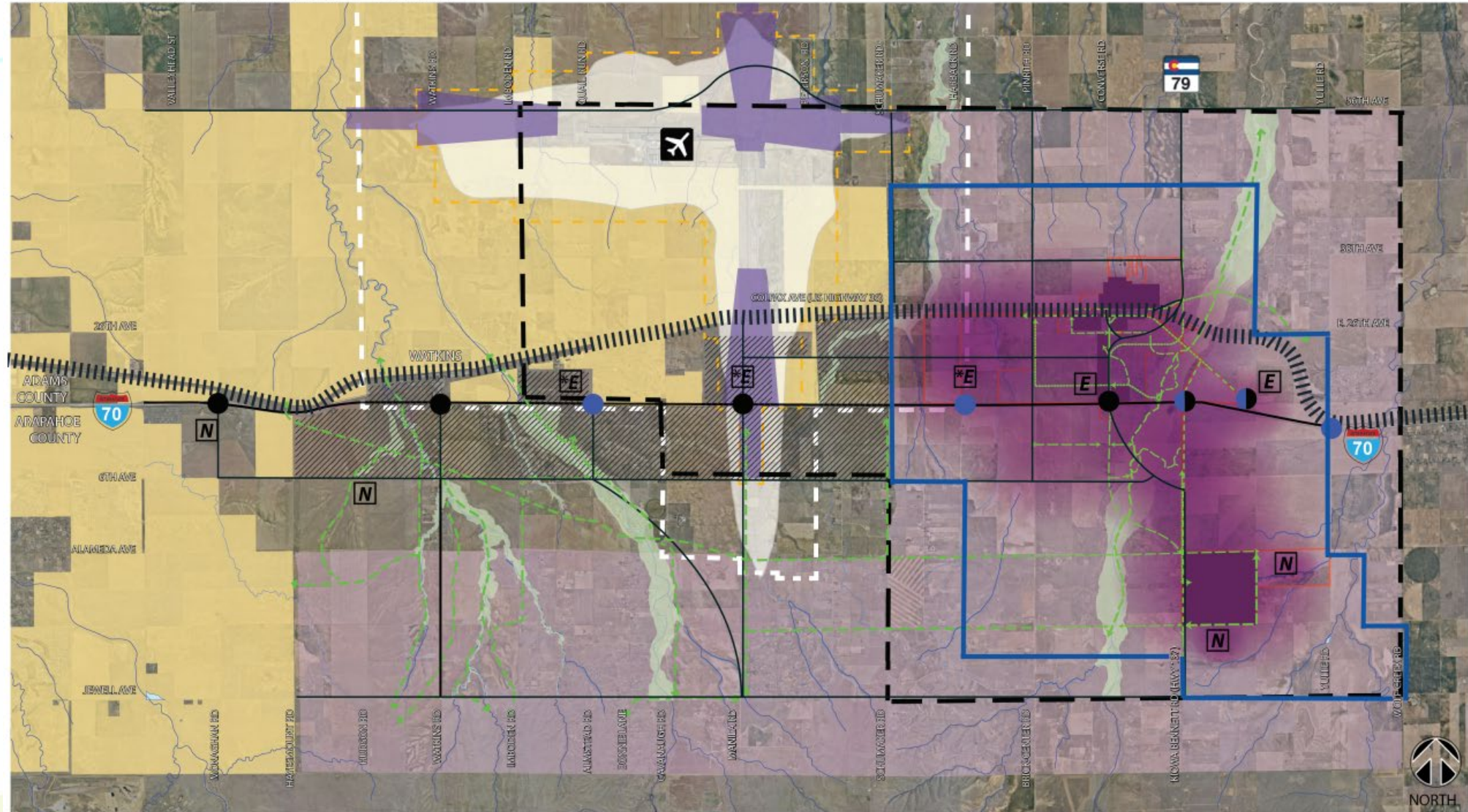


# Summary of Guiding Principles

- Comprehensive, safe and efficient transportation system
- Neighborhoods that have a mix of land uses and densities
- Development of a Town Center in the heart of Bennett
- High-quality and diverse mix of housing
- Good partners with other community agencies and organizations
- An attractive community
- Preserve and protect natural open space
- A healthy community
- Resilient
- Blend with the rural setting
- Contiguous land development
- Development decisions will be predictable and provide equitable cost-sharing

# 2021 Comprehensive Plan

## PREFERRED PLANNING PRINCIPLES MAP





# Additional Guiding Documents



INTRODUCTION

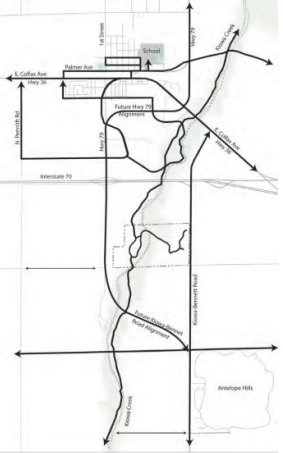
## 2019 TOWN OF BENNETT CAPITAL ASSET INVENTORY MASTER PLAN



**PARKS, TRAILS, & OPEN SPACE MASTER PLAN**  
JULY 2019



**Bennett Regional Trail Plan**  
January 2011



Prepared By:  
Kora Design  
3040 Blue Street  
Greeley, Colorado 80633  
(970) 316-6590

### Town of Bennett Arts and Cultural Master Plan 2019



### The Town of Bennett Downtown Planning Study

December 2010



Prepared By  
Kendrick Consulting Inc.  
Kora Design  
Land Art  
TransEng



**SH 79 AND KIOWA-BENNETT CORRIDOR PEL STUDY**



November 2013





# Water Supply

Ground  
Water

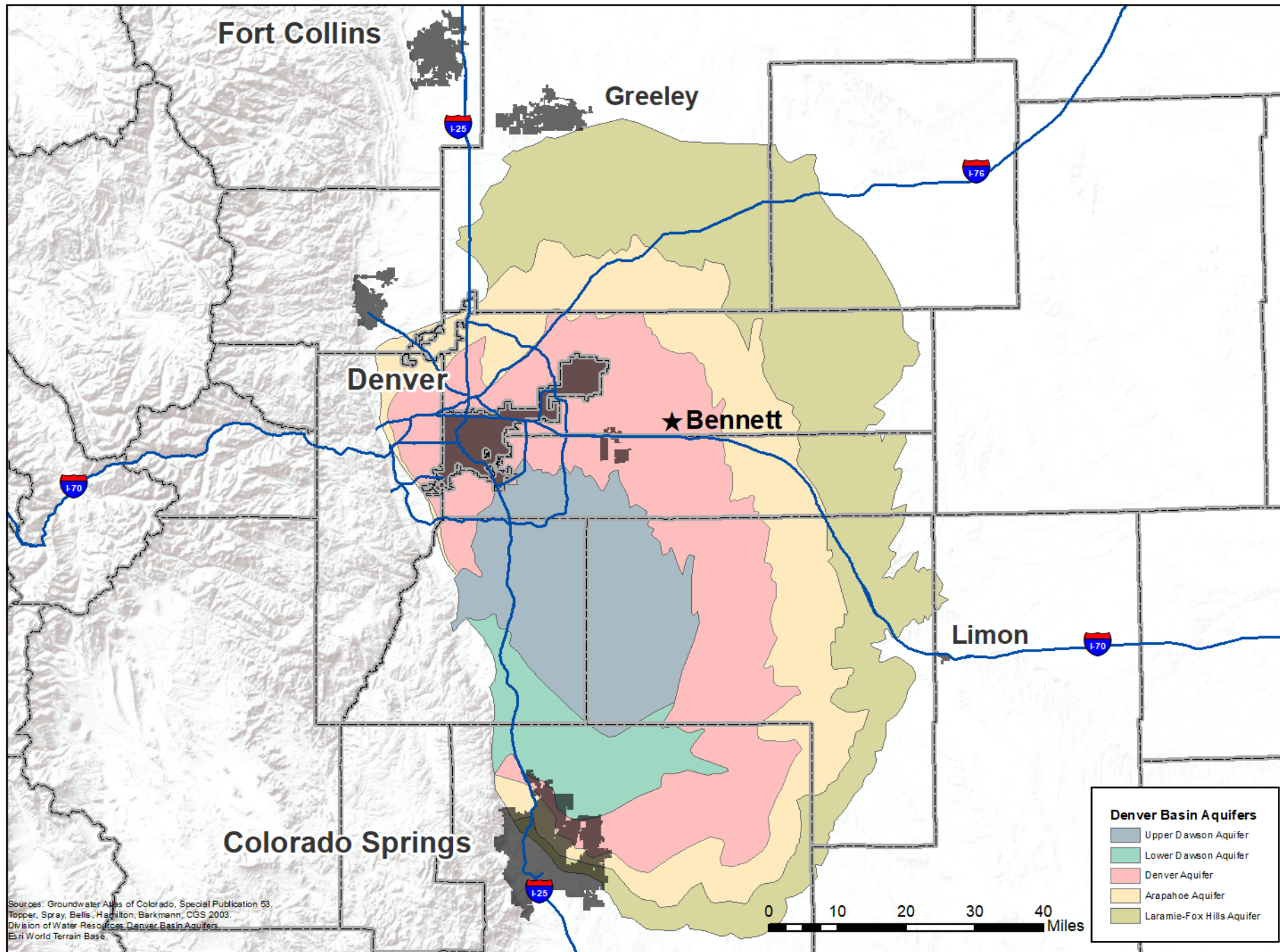


Renewable



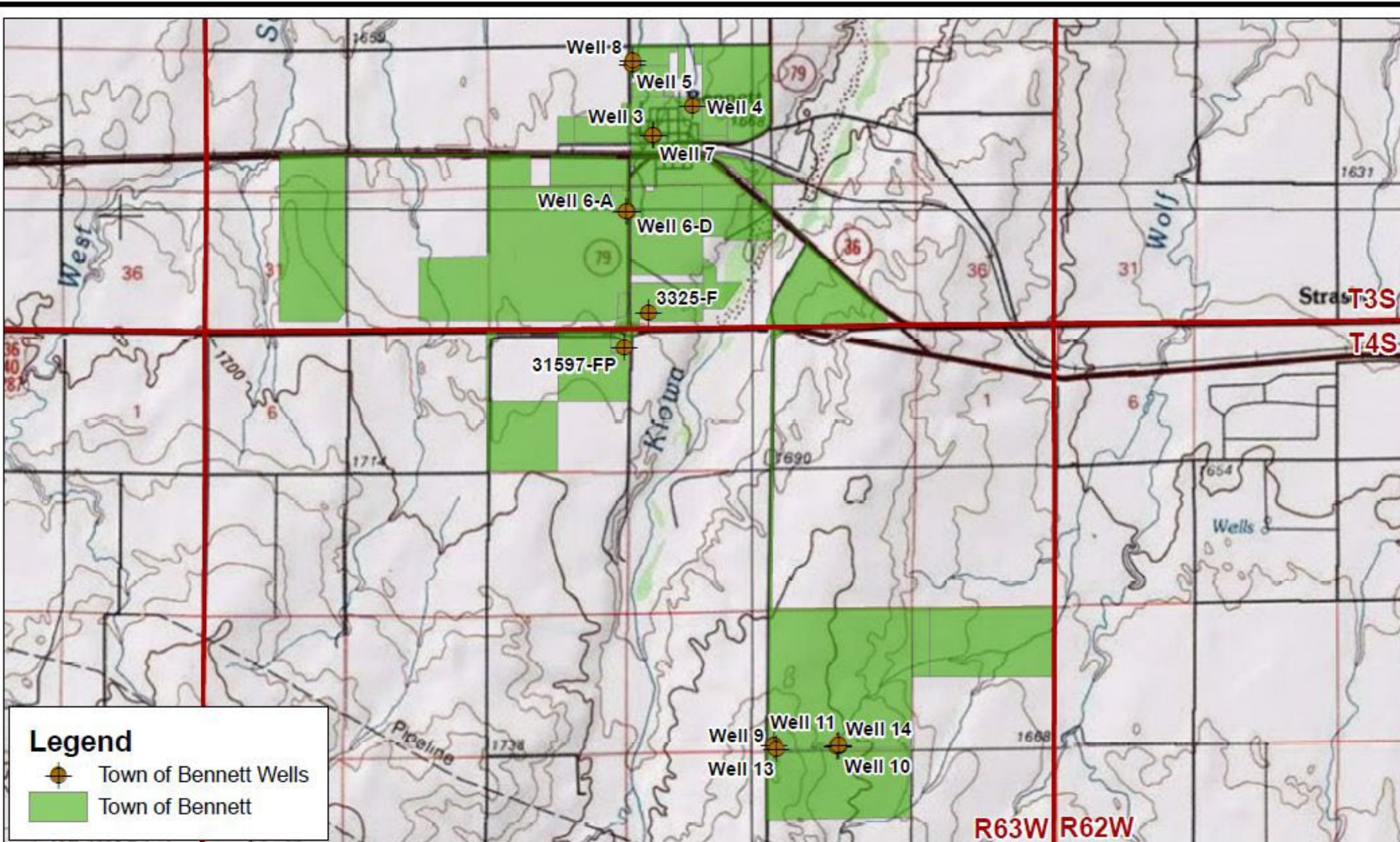
Re-Use







Sources: Groundwater Atlas of Colorado, Special Publication 53, Topper, Spray, Bells, Hamilton, Barkmann, CGS 2003. Division of Water Resources, Denver Basin Aquifers. Esri World Terrain Base.





**Legend**

-  Town of Bennett Wells
-  Town of Bennett

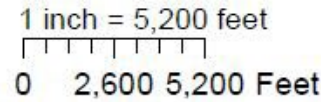
Sources:  
 CO Division of Water Resources,  
 Adams County Assessor, Arapahoe County Assessor, Esri, USGS

Projection:  
 UTM NAD83

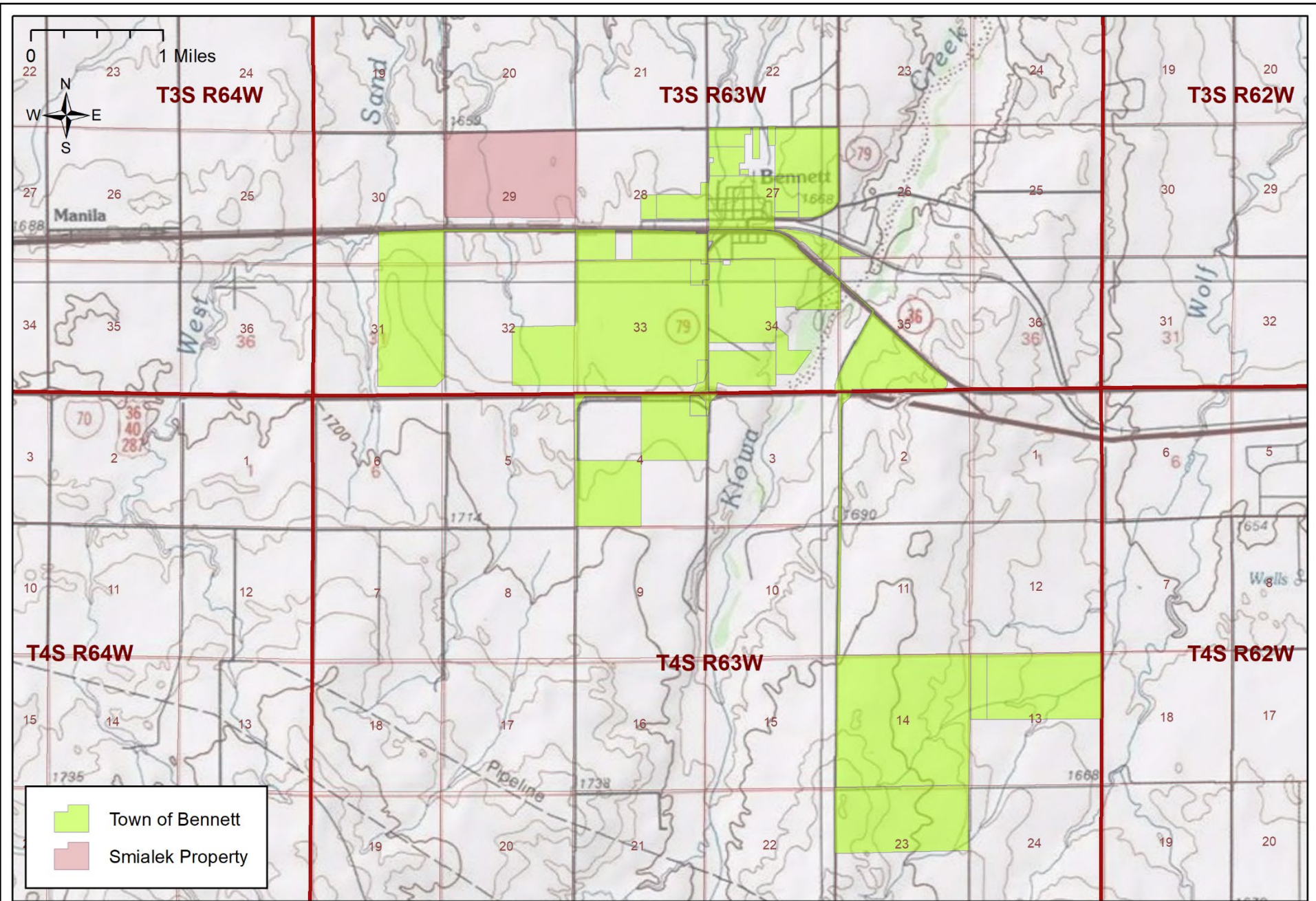
Job No. 512.7  
 Prepared By: AVH 02/19/2018  
 Checked By: GLB 11/19/2018

**Jehn Water Consultants, Inc.**  
 88 Inverness Circle East,  
 Unit K-102  
 Englewood, CO 80112  
 (303) 321-8335 **DRAFT**  
 www.jehnwater.com

**Town of Bennett  
 Wells**



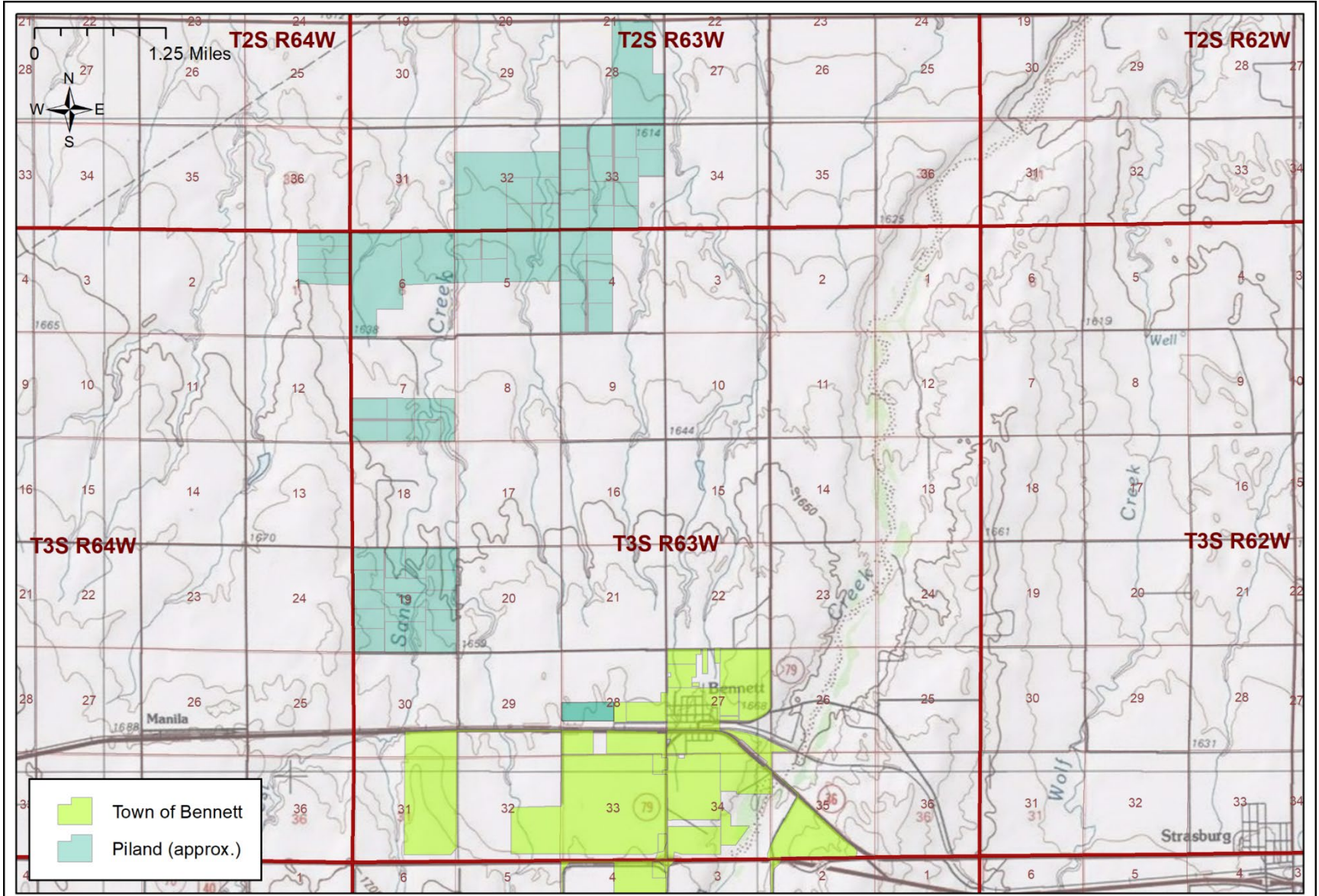




Sources: Esri USA Topo Map  
 Properties: Adams County Advanced Web Map

**Town of Bennett**  
**Smialek Property**





Sources: Esri USA Topo Map  
 Properties: Adams County Advanced Web Map

**Town of Bennett**  
**Piland Properties**

# Renewable



**BennT Creek  
Regional Water  
Authority**





# Re-use



Questions?