

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, and a blue sky with white clouds.

# Town of Bennett Development Update I-70 REAP Meeting

June 8, 2023  
Steve Hebert, Planning Manager  
Town of Bennett

# “What’s going on in Bennett? I still don’t see anything.”

(Underlying Google Earth image from June 2016, seven years ago!)



# Development Project Status Map

Find it on the Town of Bennett Website

The screenshot shows the Town of Bennett website with a navigation bar at the top containing links for Home, Community, Government, Business, Development, Departments, Happening Now, and Contact Us. Below the navigation bar is a large banner image of a playground with the text "Welcome to the Town of Bennett". Underneath 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 purple), and "Town Board of Trustees Meetings" (green). Below this row is a "Quick Links" section with a dropdown arrow and a paragraph of text about COVID-19 support. At the bottom of the quick links section is a button for "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).

Home > Community > Government > Business > Development > Departments > Happening Now > Contact Us >

Welcome to the Town of Bennett

Bennett Days Pay Online Job Opportunities Permits **Development Project Status** Town Board of Trustees Meetings

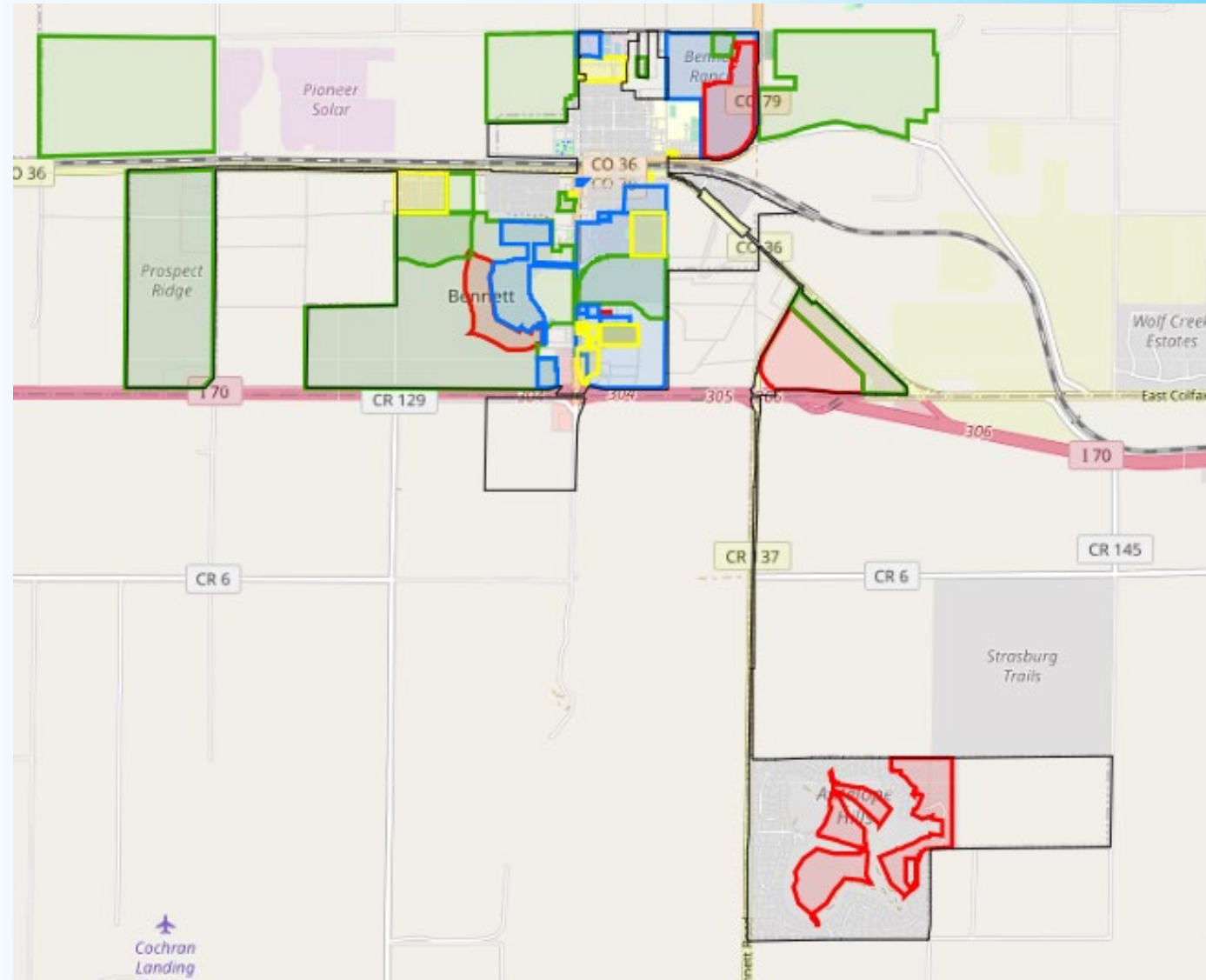
Quick Links

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.

COVID-19 Information and Resources

Utility Bill Payment CodeRED Emergency Alerts

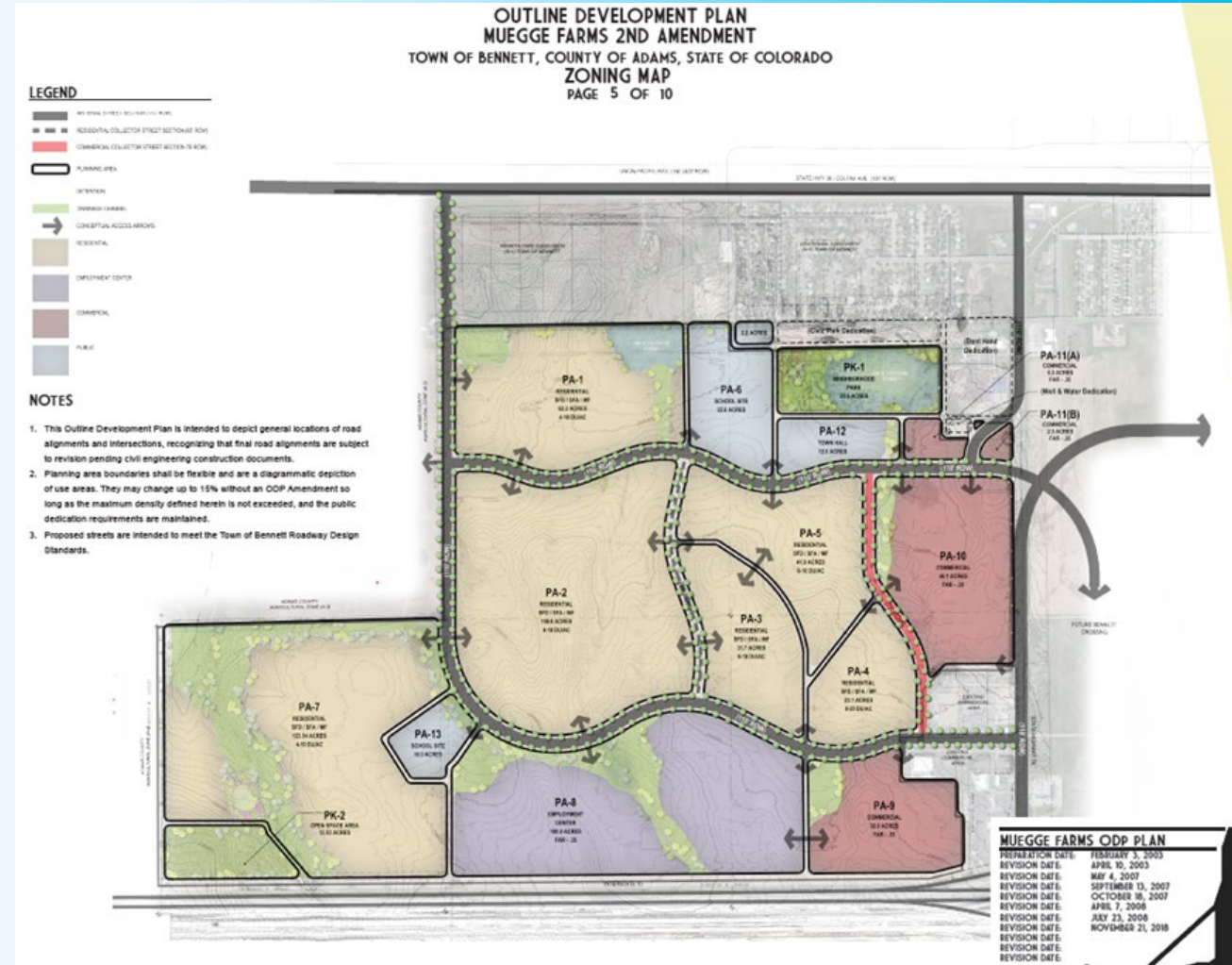
# Click on Any Colored Parcel for an Update



Dwelling Units Zoned (SFD, SFA, Apartments/Condos)	10,270
Dwelling Units Platted (Some under construction or complete)	1,510
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



# Muegge Farms



# Muegge Farms





# Love's Truck Parking Expansion

- Public-Private Partnership with Town of Bennett, CDOT and Love's
- 110 new parking spaces
- Relieve parking on and off-ramps, public streets and private property
- Provide safe parking for truckers



# Bennett Village

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



# Bennett Village

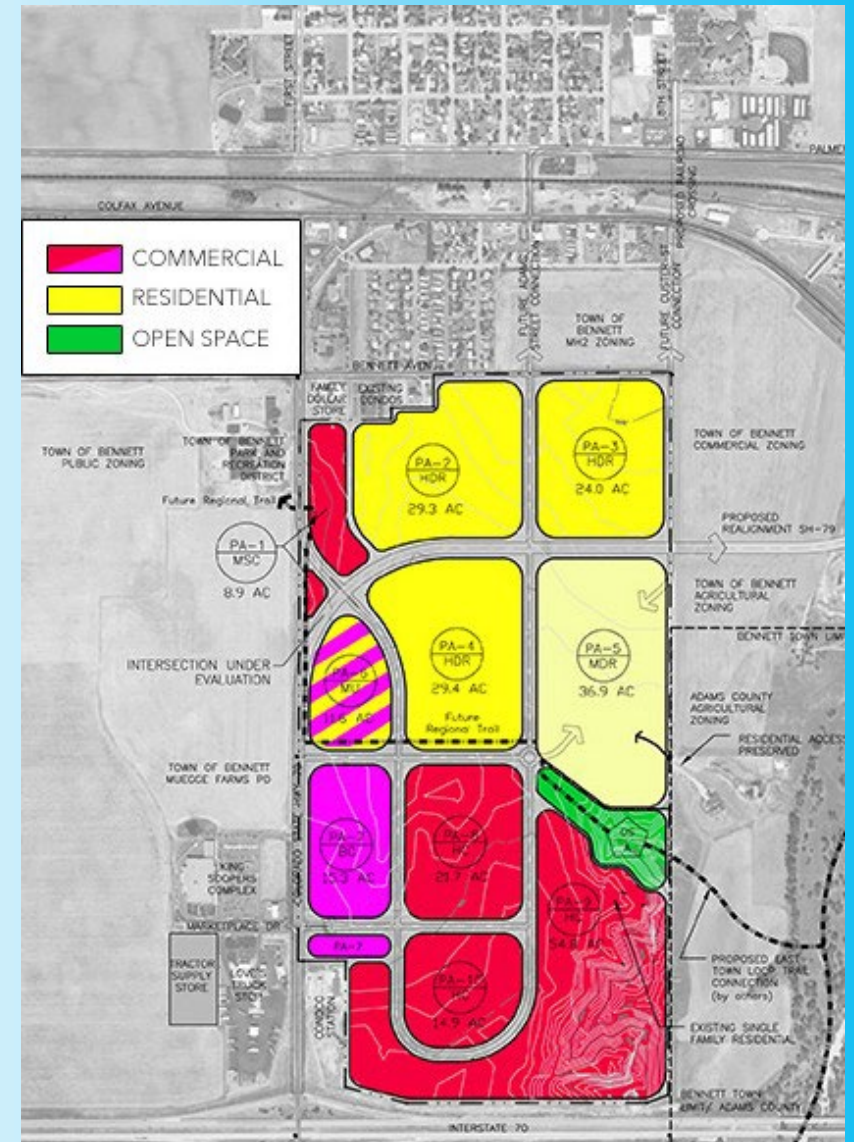


# Bennett Village



# Bennett Crossing

- 293 Acres
- 120 Acres Residential
- LGI single-family
- Lennar single-family
- 116 Acres Commercial
- CORE Electric Facility
- Comfort Inn & Suites
- FNB Bank
- Sonic
- Ziggi's Coffee
- QuikTrip
- Les Schwab Tire
- Best Box Self-Storage
- Mortuary
- Farmers and Merchants Bank
- Primary Care Medical Building



# LGI's Bennett Crossing



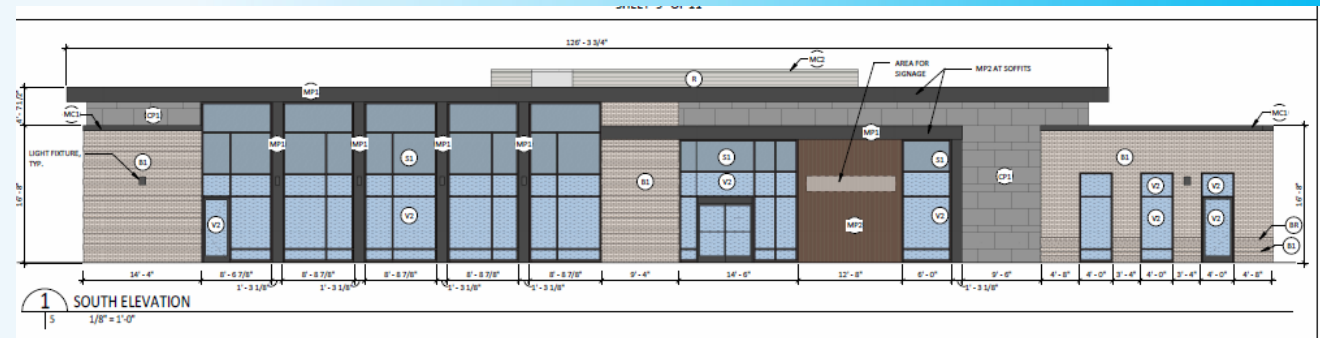
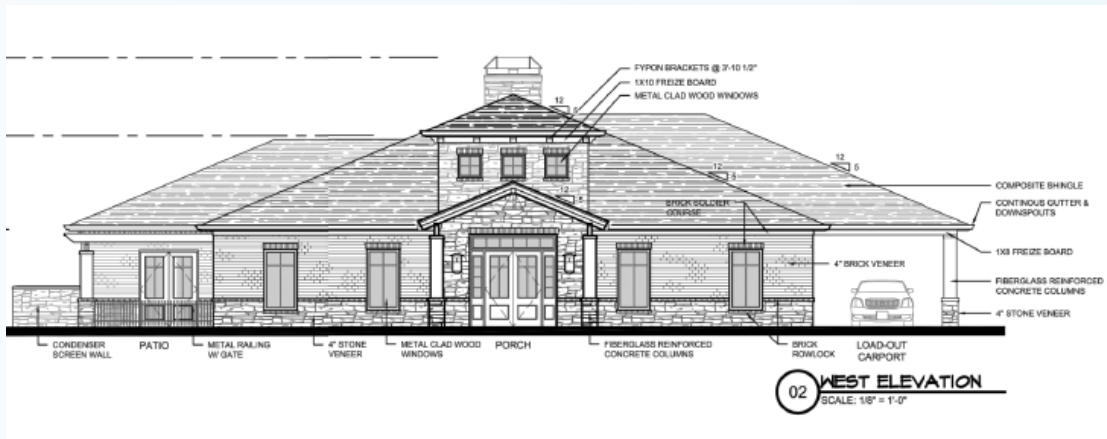
# New Businesses in Bennett Crossing



# More New Businesses in Bennett Crossing



F & M BANK in Colorado  
Lot #12, Bennett Crossing





# Bennett Crossing Construction

**Les Schwab**



**Best Box**



**Farmers and Merchants Bank**



# Bennett Ranch

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



# Bennett Ranch



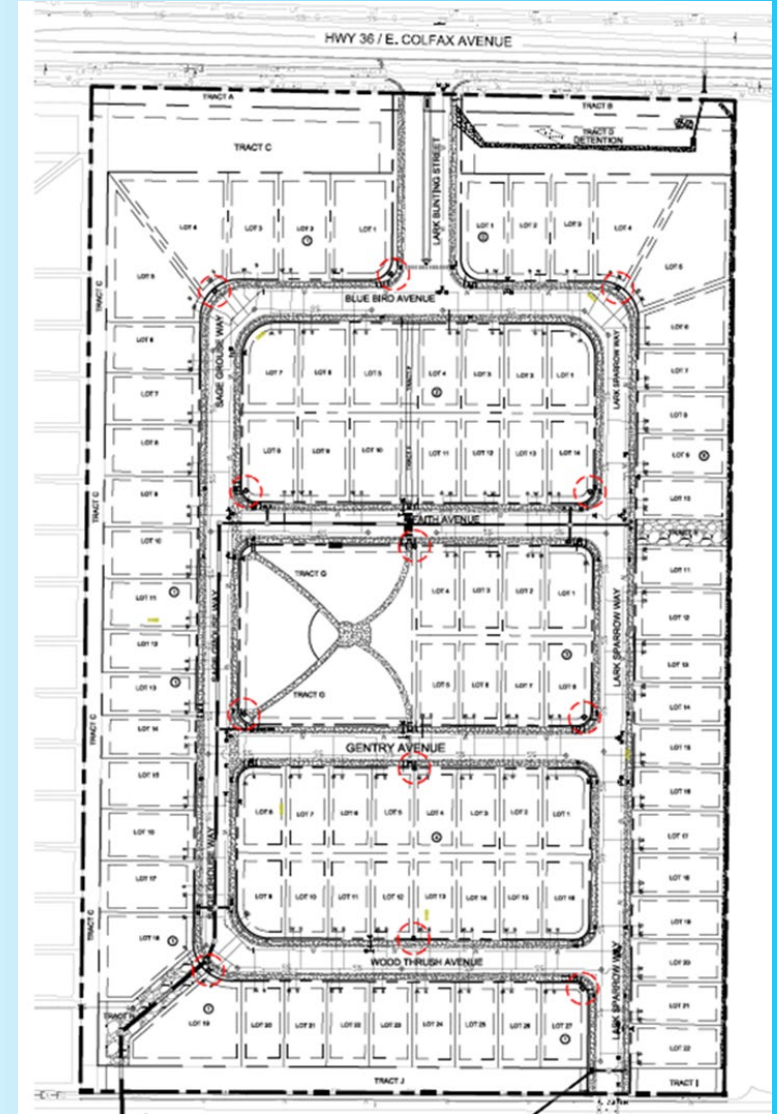
# SkyView

- 40 acres
- D. R. Horton
- Southeast corner of Colfax & Penrith Rd.
- 175 Single-family detached homes
- Built out



# Brunner Property

- 20 acres
- Just east of SkyView
- Richmond Homes
- 87 Single-family detached homes
- Construction 2023-2025



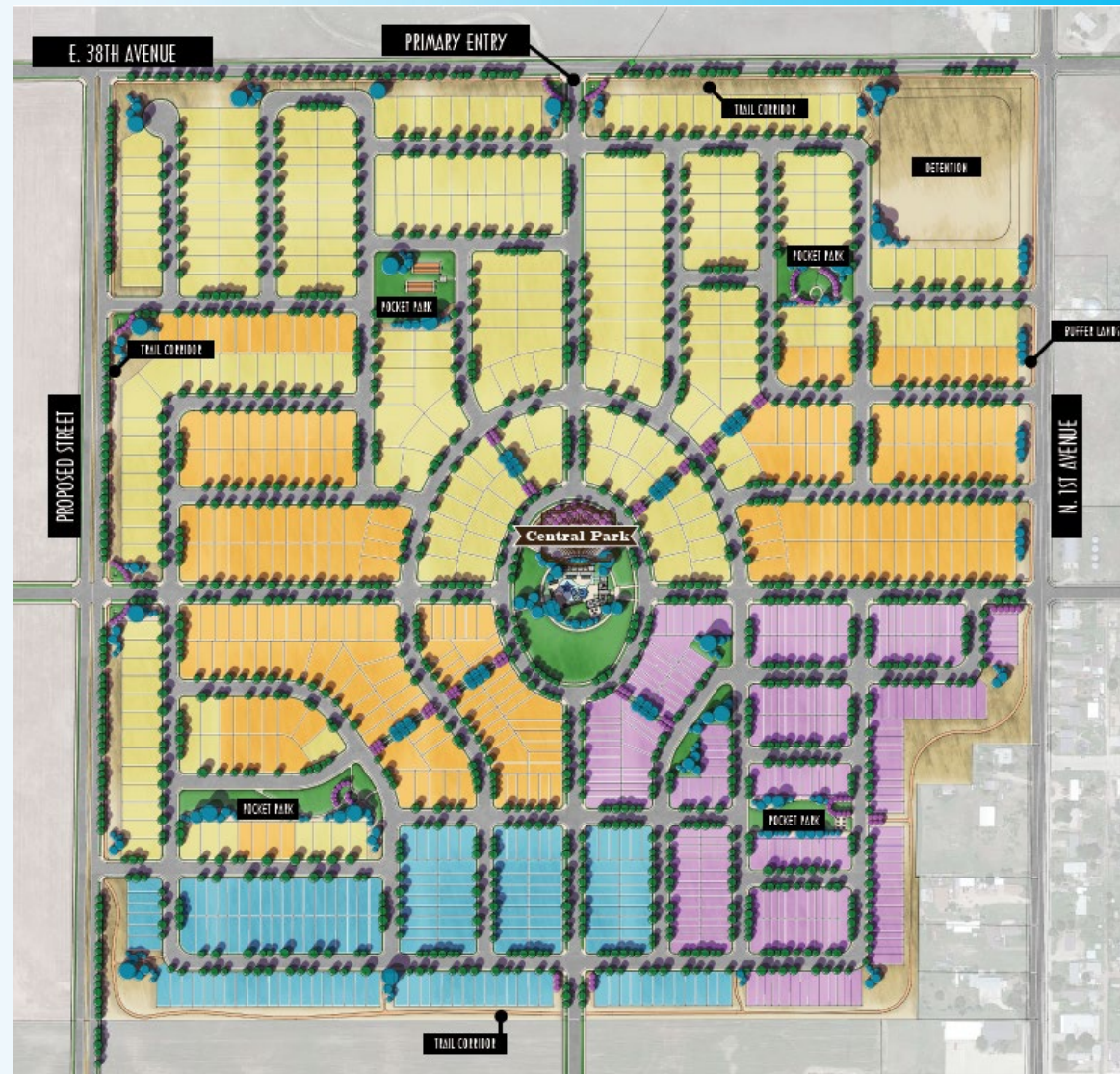
# Prospect Ridge

- 375 Acres
- Southwest corner of Colfax and Harback Rd.
- North of I-70
- 1,495 homes
- 10 acres commercial
- Construction in 2025, est.



# Mundell Farms

- 153 Acres
- Southwest corner of Converse and E. 38th
- 900 homes
- Construction in 2025, est.



# Bennett Farms

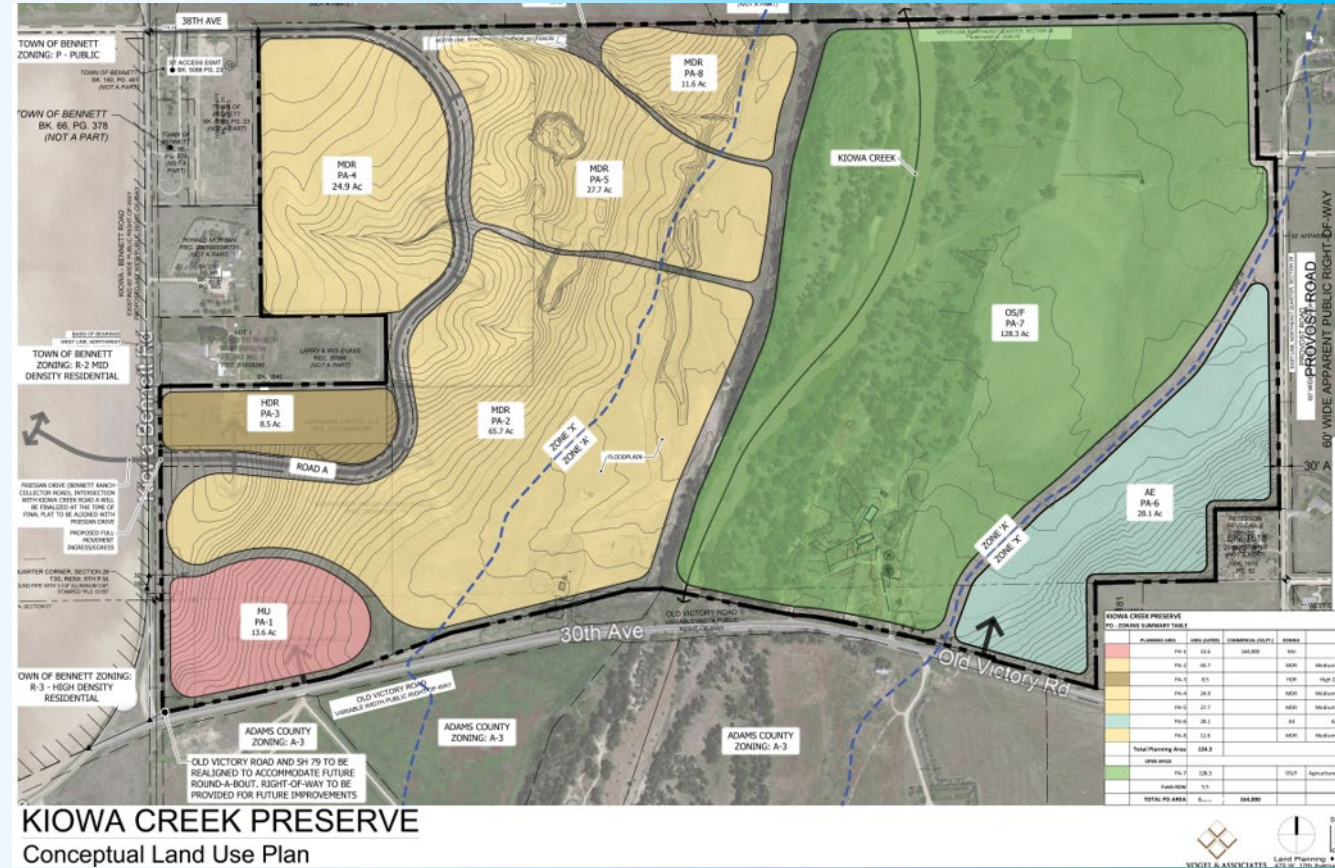
- 406 acres
- Annexed in 2022
- East of Colorado Air and Space Port
- 2,751 homes
- 1,028,329 SF Non-residential (Commercial & light industrial)





# Kiowa Creek Preserve

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



# Antelope Hills Filing 3

- 189.8 acres
- Surrounded by the existing Antelope Hills Filing 1 Subdivision
- Zoned PD – RE – Residential Estate as part of the original subdivision



# Simon Concrete Expansion



# Town Projects Update

# Marketplace & CO 79 Signal

- Signal installed
- CDOT testing
- Operational June 2023



**PROJECT  
UPDATE**

**MARKETPLACE SIGNALIZATION**

# I-70 Ramp Improvements

- Eastbound Ramp Improvements, with signal
- Completion Fall 2023



**PROJECT  
UPDATE**

**I-70 RAMP IMPROVEMENTS**

# Kiowa-Bennett Road Improvements

- Repairs continue on Kiowa-Bennett Road
- Chip sealing this week



## PROJECT UPDATE

### KIOWA - BENNETT ROAD IMPROVEMENTS

# One Million Gallon Water Tank

- Online in April 2023
- Joins the .5 million gallon elevated tank





# Adams County Parks, Open Space & Cultural Arts Grant



# Bennett's Re-Use Water (Purple Pipe)

- Approx. 94% of wastewater recovered
- 150,000 gallons per day
- 2.5 miles of purple irrigation pipe installed to date, .5 additional miles by year end
- Trupp and Civic Center Park irrigation this summer
- School District conversion soon
- Simon Concrete industrial user



# New Public Works Building at NOMCOM

(North Municipal Complex)

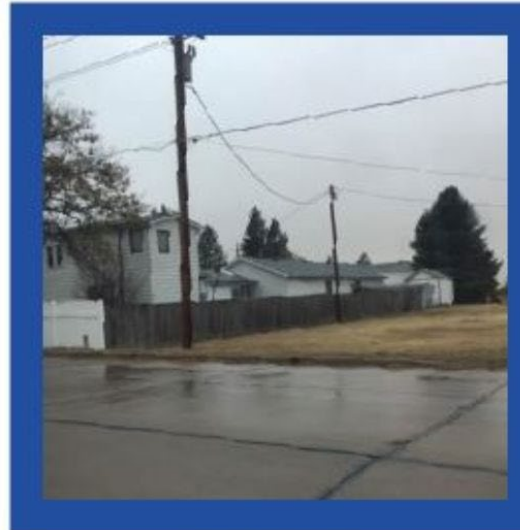


# REVIVE Program

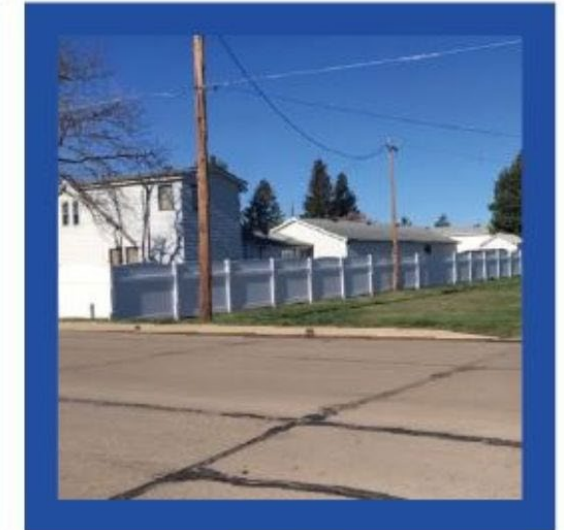
- Matching grant money for residential improvements and revitalization

## REVIVE

*Residential Vibrancy Initiative*



**BEFORE**



**AFTER**



# Questions?



*welcome neighbors.*

*Steve Hebert, AICP | Planning Manager*

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