



DEVELOPMENT

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CHURCH AT BENT GRASS MEADOWS: FINAL PLAT

LETTER OF INTENT, SF268

JULY 9, 2026

OWNER/DEVELOPER:

FAL Realty LLC
211 N Robinson Ave
Oklahoma City, OK 73102
info@seed.services

CONSULTANT:

HR Green Development, LLC
1975 Research Parkway, Suite 160
Colorado Springs, CO 80920
Blaine.perkins@hrgreen.com

SITE DETAILS

- TSN: 5301000026
- Address: Bent Grass Meadows Drive
- Acreage: 2.07 Acres
- Zoning: CS (CS253)
- Current Use: Vacant

- TSN: 5301000033
- Address: Bent Grass Meadows Drive
- Acreage: 6.25 Acres
- Zoning: CS (CS253)
- Current Use: Vacant

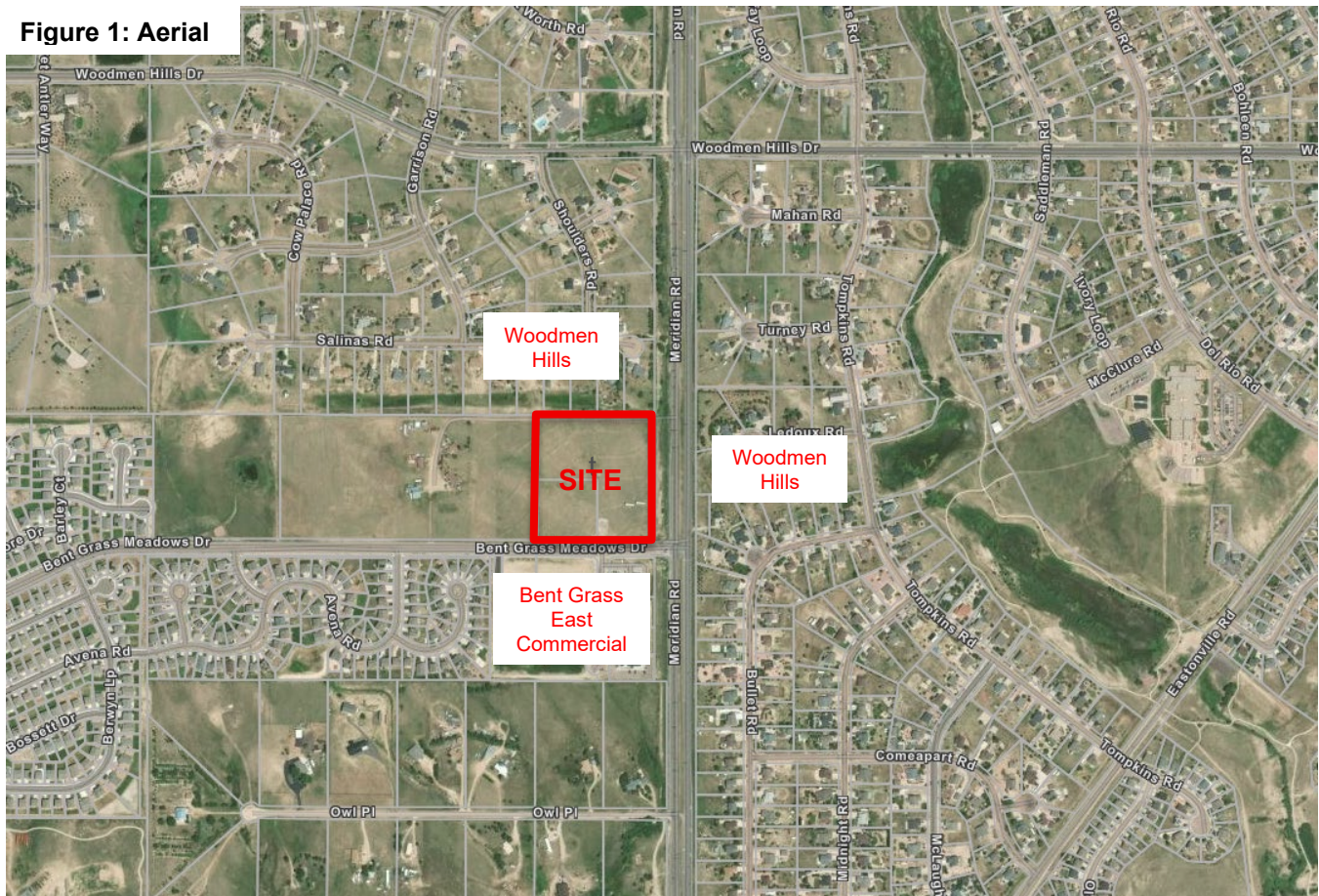
APPLICATION REQUEST

- HR Green on behalf of FAL Realty, LLC requests approval of a Final Plat (SF268) for 8.34007 acres, more or less.

SITE LOCATION

The site is located west of Meridian Road an Urban Principal Arterial and north of Bent Grass Meadows Drive an Urban Minor Collector. The residential Woodmen Hills neighborhood is north of the site and across Meridian Road. To the west is an 18-acre residential property containing a manufactured home and outbuildings. South across Bent Grass Meadows Drive sits the Bent Grass East commercial center.

Figure 1: Aerial



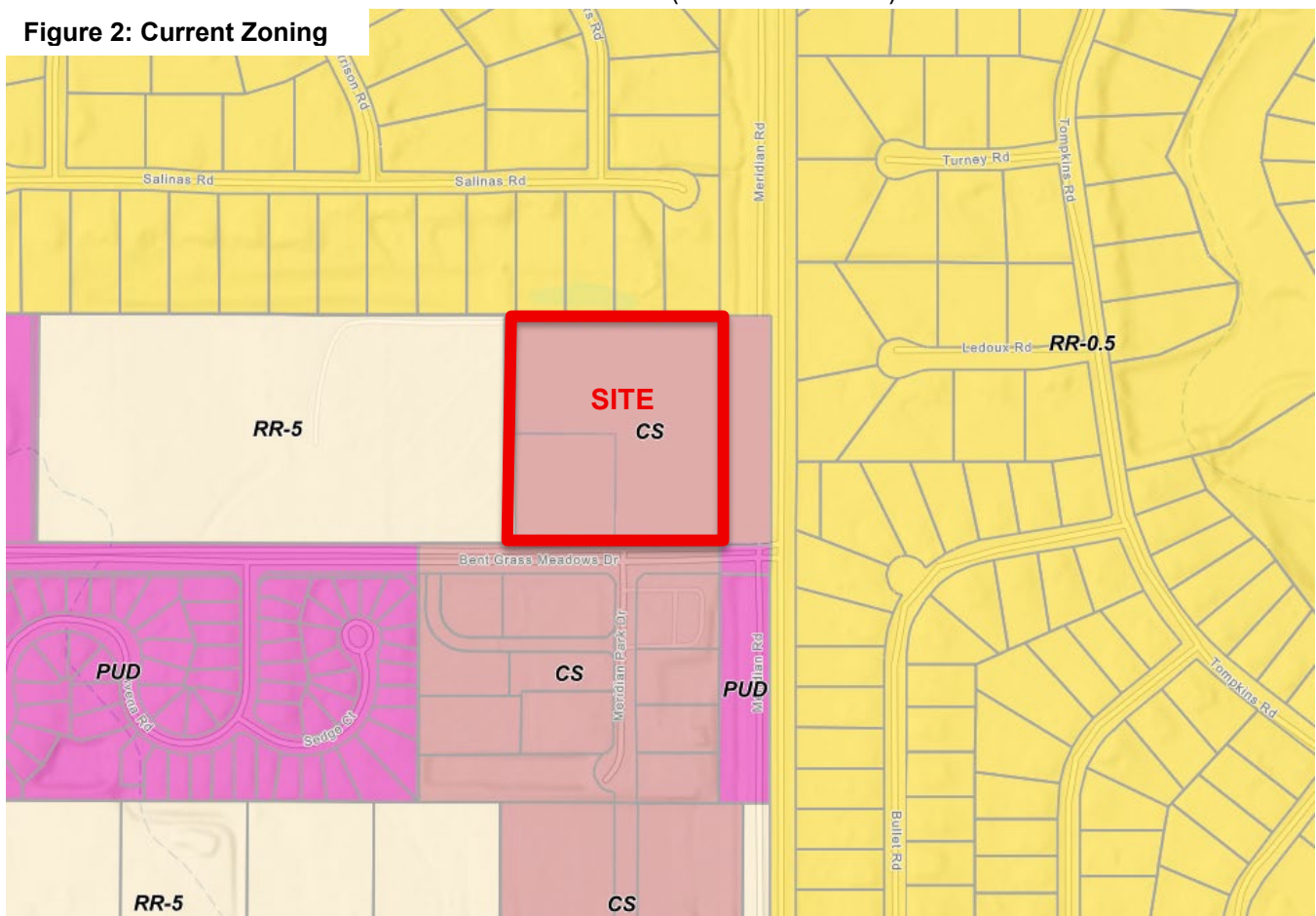
PROJECT DESCRIPTION & CONTEXT

The proposal is to develop the site for a church known as Church at Bent Grass Meadows in a single phase. The Church at Bent Grass Meadows documents included with this submittal for the Final Subdivision Plat (SF 268) provide more details on proposed improvements and operations. El Paso County mailed notifications to adjacent property owners within 500 feet of the subject property on May 22, 2026. Outside the Bent Grass Metro District providing a public comment to notify of the District fees, no other public comments were received on the application. The Subdivision Plat will include deferred sidewalks.

Zoning:

The properties are currently vacant and recently zoned CS (CS253). South of the properties the Bent Grass East Commercial properties are zoned CS. The property to the west is zoned RR-5. The residential to the north and east across Meridian Road are zoned RR-0.5 (Residential Rural).

Figure 2: Current Zoning





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Access:

Access to the development is proposed via two access drives onto Bent Grass Meadows Drive: one full-movement access aligning with Meridian Park Drive, and one right-in/right-out access approximately 280 feet west of Meridian Park Drive.

Traffic:

A Traffic Impact Study prepared by SM Rocha is included with the Final Plat application (SF 268). The Traffic Impact Study analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create minimal negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis. The Traffic Impact Study notes roadway improvements associated with site development are expected to be limited to site access and frontage as required by the governing agency. With all conservative assumptions defined in the Traffic Impact Study analysis, the study intersections are projected to operate at future levels of service comparable to Year 2045 background traffic conditions. The development is subject to road impact fees. The road impact fees are estimated to be \$43,271.80 and must be paid at the last land use approval.

Operations:

The proposed church will be approximately 39,338 square feet in size supporting a maximum of 750 attendees. Services are anticipated to be held on Sundays with the first service at 8:30 am and final at 5:30 pm. Other activities throughout the week include youth services/outings and special events.

Parking:

The parking table from the Site Development Plan outlines the requirements and proposed parking on site, they are summarized below. There is sufficient space in the proposed parking areas to provide the parking required for the proposed use as will be outlined in the Site Development Plan.

PARKING SPACE CALCULATIONS								
AREA TYPE	# OF SEATS	SEAT:PARKING RATIO	REQUIRED SPACES	PROVIDED SPACES	ADA STANDARD STALLS REQ'D.	ADA VAN STALLS REQ'D	ADA STANDARD STALLS PROVIDED	ADA VAN STALLS PROVIDED
AUDITORIUM SEATS	750	4:1	188	440	7	2	7	2

Utilities:

A site-specific preliminary utility plan, prepared by HR Green., will be submitted with the future Site Development Plan (PPR 26_____) application. This utility plan will identify internal connections on the site that will ultimately connect into future main lines within Bent Grass Meadows Drive. Electric services will be provided by Mountain View Electric, gas services will be provided by Colorado Springs Utilities, and water / wastewater will be provided by the Woodmen Hills Metropolitan District.



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Wetlands & Floodplain:

There are no wetlands within the project boundaries. The site is located in Zone X (FEMA Floodplain Map No. 08041C0553G dated December 7, 2018), indicating the flood risk of the site is deemed by FEMA to be 'minimal'.

Wildlife:

A Natural Features Report prepared by Bristlecone Ecology is included with the Final Plat application (SF 268). Noted in the Natural Features Report, are the presence of nesting substrates for migratory birds, including burrowing owls, present in the form of open grasslands, which are expected to be used by some migratory birds during the breeding season. It is not known whether borrowing owls nest on the site, but one was observed utilizing a burrow during the site visit. Further study would be required to determine if burrowing owls actively nest on the site. Burrowing owls are a state-listed species and are also protected under the MBTA. A focused survey for burrowing owls following Colorado Parks and Wildlife's Recommended Survey Protocol and Actions to Protect Nesting Burrowing Owls is recommended to determine whether there are any active nests within the colony prior to construction. The site is not suitable habitat for any Federally listed threatened or endangered species.

The Natural Features Report also recommends that vegetation clearing/grubbing/grading of the site occur outside of the nesting season (March 15th to July 31st) to avoid disturbing nesting migratory birds. If such timing restrictions are not possible, the Natural Features Report recommends conducting a migratory bird nesting survey during the nesting season to ensure impacts to nesting birds do not occur. Ground nesting songbirds are expected to use the available grasslands at the site and surveys should be conducted to avoid disturbance.

Wildfire:

The primary wildland fuel type is grassland. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed a moderate risk, as this area is currently undisturbed grassland. Development of the site will reduce the available wildfire fuels in this area.

Drainage:

A drainage report, prepared by HR Green is included with the Subdivision Plat submittal (SF268) application showing conformance with the current EPC standards. Full spectrum detention is provided by the proposed private extended detention basin. Water quality treatment is provided for all applicable areas of the site except for excluded areas which do not exceed 20 percent of the development site or 1 acre per the El Paso County base design standard requirements. All proposed drainage facilities meet or exceed the current EPC standards.



Geologic Hazards:

A Soils and Geology Report is included with the Subdivision Plat (SF268) application. Within this report is a detailed analysis showing the current potential geologic hazard constraints and mitigation measures that will be necessary for development.

Mineral Rights Certification:

A mineral rights certification affidavit was submitted with the applications showing that there was not a mineral estate owner on the property.

Landscaping

Landscaping for the site will be shown on the provided Landscape Drawings within the SDP application. A twenty-foot landscape setback along Meridian Road and ten-foot landscape setback along Bent Grass Meadows Drive have been identified on the landscape drawings. The required five-percent internal landscaping has been met with appropriate internal trees and shrubs on site. Thirty one motor vehicle trees are required on-site based on the number of parking spaces provided.

Districts Serving the Property:

The following districts will serve the property:

- El Paso County School District 49
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas
- Woodmen Hills Metro District – water and wastewater
- Falcon Fire Protection District

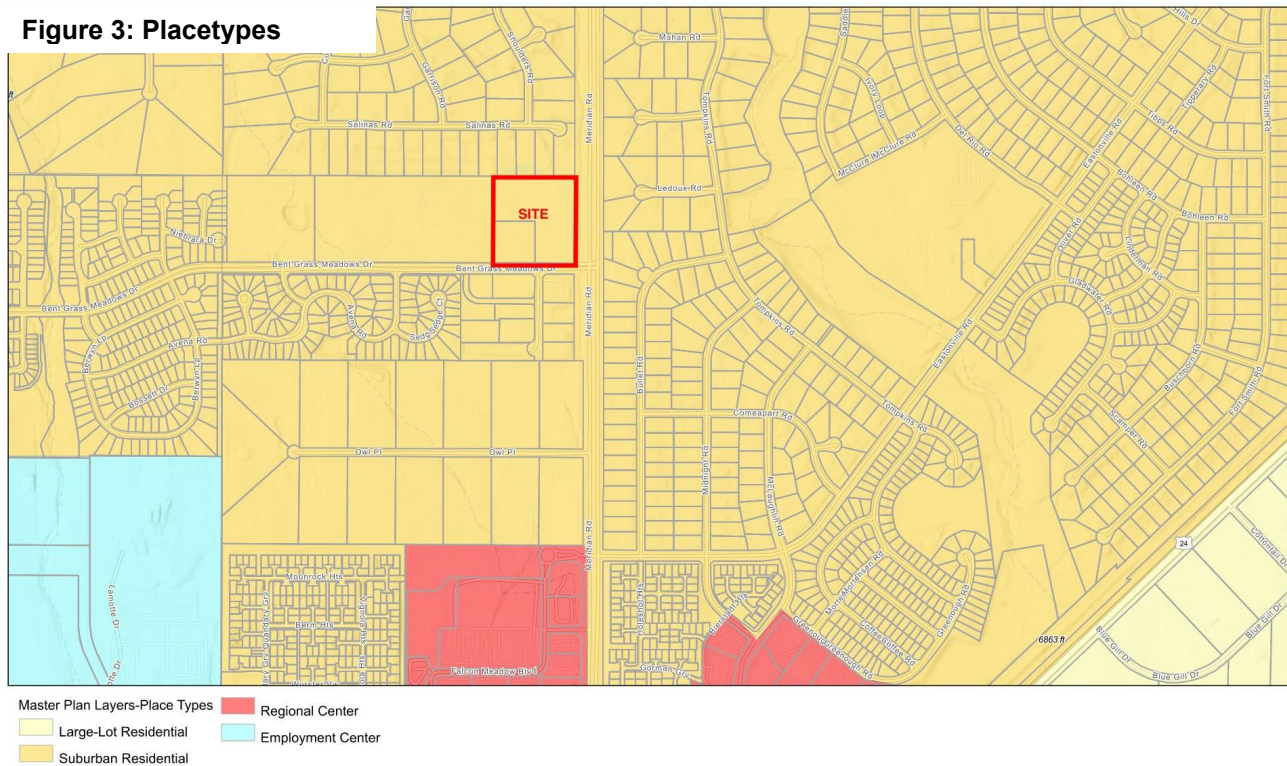
PROJECT JUSTIFICATION

The request (SF268) is consistent with the criteria 7.2.1.D.3.f for a Final Plat as follows

1.The subdivision is in conformance with the goals, objectives, and policies of the master plan;

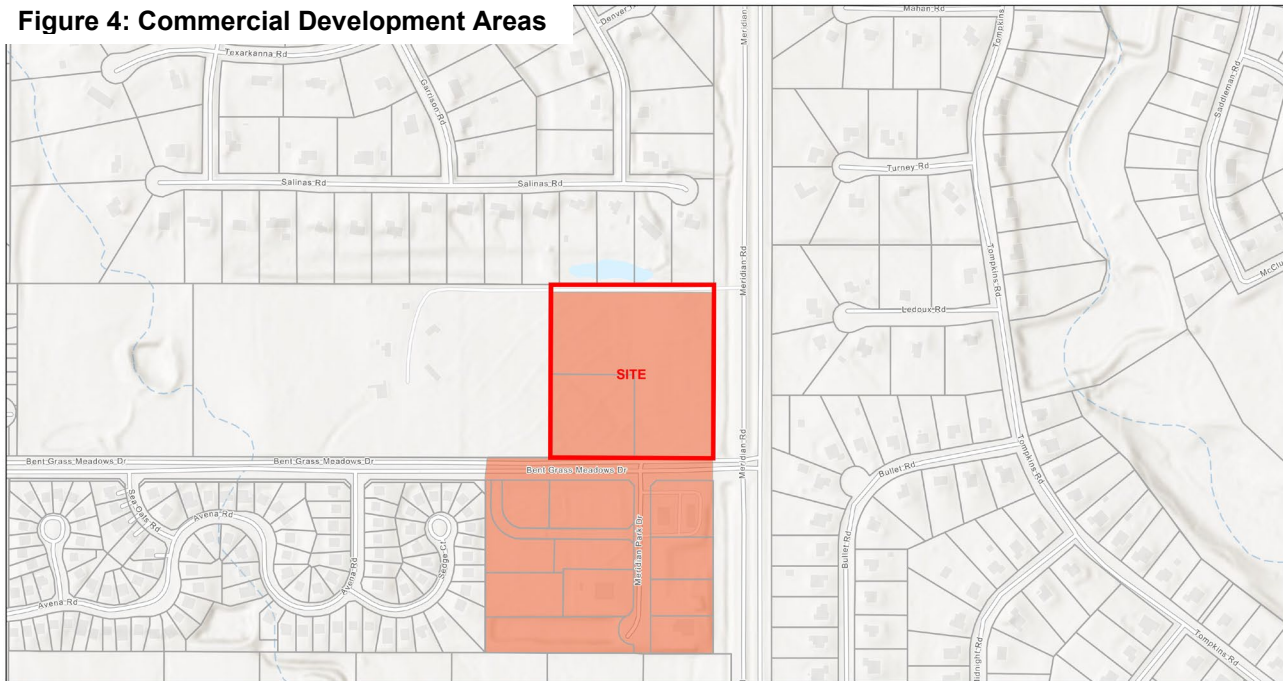
EL PASO COUNTY MASTER PLAN - The proposed church is a supporting land use type to the surrounding Single-Family Detached Residential land use and complimentary to the existing commercial uses to the south. The proposed church is consistent with the character and objectives of the Suburban Residential Placetype by providing services along the perimeter street, Meridian Road and near the commercial intersection of Meridian Road and Woodmen Road. The properties are less than half a mile north of the Regional Center Placetype at the intersection of Meridian Road and Woodmen Road. It is anticipated that the residential parcel to the west will eventually be redeveloped for higher density residential or commercial uses. Proposed landscaping and buffering will provide compatibility through separation until the future development occurs. The Meridian Road corridor separates the site from fully developed residential use to the east. The site will be developed in accordance with El Paso County buffering requirements to be determined during the development process. The site layout and architectural design will provide visual appeal and consistency with the Bent Grass Commercial to the south creating a cohesive commercial frontage along Meridian Road.

Figure 3: Placetypes



The properties are identified as a Commercial Development Area in the Master Plan. The proposed development supports the character of the key area by providing similar land uses occurring along Meridian Road.

Figure 4: Commercial Development Areas



WATER MASTER PLAN

- Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.
- Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.
- Goal 3.2 – Promote cooperation among water providers to achieve increased efficiencies on treatment.
- Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).
- Goal 5.4 – Promote the long-term use of renewable water.
- Goal 5.5 – Identify any water supply issues early on in the land development process.
- Goal 6.0 – Require adequate water availability for proposed development.
- Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.



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The project is located in Region 3 and is served by the Woodmen Hills Metro District. The district meets or exceeds all state and federal regulations. They strive to cooperate with surrounding providers and customers to ensure proper conservation and storage. Such actions intended to conserve water include the construction of a new water treatment facility and seasonal irrigation policies for all residential and commercial properties. The proposed development will meet all standards set by local, state, and federal regulations. The developer seeks to maintain quality ground and drinking water, contribute to the local economy, and ensure resources use is sustainable. The applicant understands the water needs for the proposed development. Available data and the water commitment letters for the final plat will allow for predictable water demand to be calculated and compared with availability in the surrounding area.

EL PASO COUNTY PARKS MASTER PLAN - The El Paso County Parks Master Plan does not identify any County master-planned facilities that would be impacted by this project. The proposed Meridian Road Bicycle Route follows North Meridian Road from north to south. This proposed route would not impact the subject property as it would be accommodated within the public right-of-way.

2. The subdivision is in substantial conformance with the approved preliminary plan;

Not applicable.

3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the county for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;

The proposed Final Plat application is consistent with all applicable design standards. No deviations or exceptions are being requested with this application.

4. Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of chapter 8 of this code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BOCC at the time of preliminary plan approval;

Water sufficiency and quality has been determined and the proper documents are supplied as a part of the Final Plat application, specifically a Water Supply Memo which is the State and Board of County Commissioners Water Supply document.

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of chapter 8 of this code;



Woodmen Hills Metro District will provide waste water services for the proposed development.

6. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(C)];

See above information regarding soils and geology.

7. Adequate drainage improvements are proposed that comply with state statute [C.R.S. § 30-28-133(3)(c)(viii)] and the requirements of this Code and the ECM;

The Final Drainage Report and Construction Drawings within the Final Plat application demonstrate compliance with the County Drainage Criteria Manual and best practices for stormwater conveyance and full spectrum detention.

8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

Reference information and analysis in earlier sections of this letter.

9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;

Reference information and analysis in earlier sections of this letter.

10. The final plans provide evidence to show that the proposed methods for fire protection comply with chapter 6 of this code;

Reference information and analysis in earlier sections of this letter.

11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;

Off-site impacts were evaluated for stormwater drainage. The Final Drainage Report assesses on-site and off-site areas impacted by this development and addresses mitigation required, as shown on the Grading and Erosion Control Plans and Construction Drawings.

12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;



D E V E L O P M E N T

An SIA has been provided with the Final Plat application.

13. The subdivision meets other applicable sections of Chapter 6 and 8; and

The proposed application satisfies all applicable sections of the current EPC LDC.

14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision
[C.R.S. §§ 34-1-302(1), ET SEQ.]

There are no known commercial mining deposits located with the site.