



# Drexel, Barrell & Co.

October 24, 2024

El Paso County Planning & Community Development  
**Attn: Kylie Bagley, Principal Planner**  
2880 International Circle  
Colorado Springs, CO 80910  
719-520-6323

Engineers/Surveyors

Colorado Springs  
Lafayette

101 Sahwatch St, Suite 100  
Colorado Springs, CO 80903

719 260-0887  
719 260-8352 Fax

**RE: Letter of Intent  
Owlet Place Filing No. 1 Subdivision Exemption  
Current Parcel No. 5301001014**

Ms. Bagley,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's application and request for approval of a Subdivision Exemption Plat for Owlet Place Filing No. 1, on behalf of Meridian & Owl X, LLC and Mike & Brittany Texer.

## Location

Owlet Filing No. 1 is a 5-acre parcel, located at 11685 Owl Place (Lot 14 Falcon Ranchettes). This site is bounded by existing commercial development to the south, and large lot residential to the west. The adjacent large residential lots to the north and east are in the process of replat and commercial developments with El Paso County.

## Zoning / Land Use

The property has been recently rezoned as Commercial Regional (CR) but is to remain as a residential property at this time. This request for Subdivision Exemption is at the direction of the County Attorney in order to acquire the right-of-way required for Meridian Park Drive.

Meridian Park Drive is proposed to straddle the property line between this lot and the adjacent property to the east. This alignment ties into the approved Meridian Park Drive right-of-way alignment for the Falcon Ranchettes Filing No. 1A at Owl Place to the north, and the Bent Grass Commercial Filings beyond.

In order to acquire the full 62' right-of-way for Meridian Park Drive, this Owlet Place Filing No. 1 and the adjacent Owl Marketplace Filing No. 1 will need to be recorded concurrently.

### **Existing Facilities**

There is currently an existing house on the lot that is served by well and septic. The house is to remain in place served by the well and septic, until such time when development occurs. This property has been included into the Woodmen Hills Metropolitan District and future development will require the property to be connected to the District water and sanitary sewer system.

The East and West Branch of the Upper Black Squirrel Creek Tributary currently flows across this lot before combining and discharging into the sub-regional detention facility SR4 to the south. A portion of this floodplain will change with the adjacent Owl Marketplace development to the east, as identified by the CLOMR approved by FEMA (Case No. 22-08-0669R, December 21, 2022). However, no changes or development is proposed within the area encumbered by the floodplain on this lot. Any future development of this lot will require separate drainage analysis and potential CLOMR/LOMR applications.

### **Traffic / Access / Noise**

Owl Place is currently a full-movement intersection at Meridian Road. As part of the Owl Marketplace Filing No.1 development, this intersection is proposed to be revised to a right in only access. No traffic analysis has been completed for this subdivision exemption as no changes to the land use are proposed.

### **Utilities**

Water and Sanitary Sewer service will remain on well and septic until such time that the lot is replatted, at which time connection to the Woodmen Hills Metropolitan District system is required.

### **Schools**

The project is located within Falcon School District No. 49. No land dedication or fees are required.

### **Parks / Open Space**

No land dedication or fees are required.

### **Deviations/Variances from Criteria**

No deviations or variances are requested with this application.

### **Contact Information**

Drexel, Barrell & Co., a full service engineering and surveying firm, represents the developer of the adjacent property who in turn represents the property owners. Following is the contact information for all parties.

#### **Owner:**

Mike & Brittany Texer  
6785 Horseshoe Road  
Colorado Springs, CO 80923

#### **Developer:**

Meridian & Owl X, LLC  
Brian Zurek  
450 N. McClintock Drive  
Chander, AZ 85226  
Phone: (480) 313-2724

#### **Consultant:**

Drexel, Barrell & Co.  
Mr. Tim McConnell, P.E., President  
101 Sahwatch Street #100, Colorado Springs, CO 80903  
719-260-0887 phone  
[tmccConnell@drexelbarrell.com](mailto:tmccConnell@drexelbarrell.com)

We trust you find our application for the Owlet Place Filing No. 1 Subdivision Exemption Plat acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,



***Drexel, Barrell & Co.***  
Tim D. McConnell, P.E.  
President