



# Drexel, Barrell & Co.

June 11, 2026

El Paso County Planning & Community Development  
**Attn: Lacey Dean, Planner**  
2880 International Circle  
Colorado Springs, CO 80910  
719-373-8562 direct

Please discuss your  
Alternative Landscape  
Plan (see Landscape  
Drawings for  
comments)

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 (PPR-2439)  
Lot 4, Owl Marketplace Filing No. 1**

Ms. Dean,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Site Development Plan submittal for Lot 4, Owl Marketplace, on behalf of Meridian & Owl X, LLC.

The approximately 1.02 acre site will consist of a commercial restaurant property with associated parking and landscaping.

### **Location and Zoning**

Lot 4 Owl Marketplace Filing No. 1 is located at the north end of the Owl Marketplace development, adjacent to the proposed Owl Place right-in access. The property is currently zoned as CR (Commercial Regional).

### **Existing Facilities**

The existing site has recently been over lot graded as part of the Owl Marketplace overall development and remains undeveloped. The site currently slopes from north east to south west at approximately 2%. There are water and sanitary mains running along the western side of the lot which will provide a connection for building stubs.

### **Proposed Facilities**

The proposed development will consist of an approximately 1,769 sf commercial restaurant building, with associated parking and landscaping. The site will be accessed by one driveway entrance from Meridian Park Drive, with connectivity to the south to Lot 3, coordinated with neighboring lot developers.

### **Land Development Code Compliance**

The proposed development is in compliance with the land uses proposed for the approved Owl Marketplace development, which in turn is in conformance with the Land Development Code and use standards for the Commercial Regional (CR) zoning. The site landscaping is required to follow the plan approved with the overall Owl Marketplace development.

Please discuss interior traffic flow. Specifically how the drive thru stacking is designed and where the order boards are in relation to the drive through aisle so we may determine compliance with Section 6.2.5.G.1. in the land Development Code.

**Traffic / Access / Noise**

Access to the site is as described above, and is consistent with the Traffic Report prepared for the overall Owl Marketplace development.

**Utilities**

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

**Drainage/Floodplain**

Stormwater quality and detention is provided as part of the overall Owl Marketplace development. The detention basin to the south of the development will provide for water quality before discharge into the public system.

**Contact Information**

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

**Owner/Developer:**

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

**Consultant:**

Drexel, Barrell & Co.  
101 Sahwatch Street, Suite 100  
Colorado Springs, CO 80903  
719-260-0887 phone  
[tmccConnell@drexelbarrell.com](mailto:tmccConnell@drexelbarrell.com)

We trust you find our application for the Lot 4, Marketplace Site Development Plan 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