



Drexel, Barrell & Co.

July 9, 2026

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

Engineers/Surveyors

Colorado Springs
Lafayette

101 Sahwatch St., Suite 100
Colorado Springs, CO 80903

719 260-0887

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 overlotted 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.

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.

The proposed drive-thru complies with Section 6.2.5.G.1 of the El Paso County Land Development Code. The order board is located south of the building, approximately 30 feet west of the dual-lane convergence point. The drive-thru lanes are each 13 feet wide and do not conflict with pedestrian access to the building. The primary drive-thru lane provides approximately 152 feet of stacking distance, while the auxiliary southern lane provides an additional 128 feet of stacking distance prior to the order board. Beyond the order board, an additional 71 feet of single-lane stacking is provided before the pickup window.

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

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