
PROPOSED CARVANA/ADESA EXPANSION LOT - SITE DEVELOPMENT PLAN

LETTER OF INTENT

MAY 2026

CONTACT INFORMATION

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Developer: Carvana / Adesa
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REQUEST

N.E.S. Inc., on behalf of Michael and Karen Turley, and Carvana / Adesa, requested approval of:

1. Site Development Plan for accessory vehicle storage north of the existing Adesa of Fountain located at 10610-10680 Charter Oak Ranch Rd; and
2. Administrative Relief from the Landscape Strip requirement (Sec.17.11.010. D.2.b.).

LOCATION

The subject property ("Property") is located west of I-25 and north of S. Santa Fe Ave. and consists of two parcels



currently owned by Michael and Karen Turley. The proposed Expansion Lot is approximately 29 acres lying adjacent to the existing Adesa site to the south.

ZONING AND LAND USE CONTEXT

The Property is zoned PI, Planned Industrial. There is no proposed change to zoning, as the proposed vehicle storage lot is allowed as an accessory Conditional Use in the PI district. Surrounding zoning includes PI to the north, east and south; and the land to the west is outside of the City of Fountain and subject to El Paso County zoning of A-5, Agriculture (5 Acres).



The Property is currently vacant. Surrounding land uses include the existing Adesa and other light industrial uses to the south; commercial, light industrial, and mixed residential to the east; mixed use and vacant land to the north; and Fort Carson to the west.

PROJECT DESCRIPTION

The purpose of the project is to provide for additional vehicle storage needed to store and detain vehicles prior to being delivered to customers. The proposal is to construct an outdoor passenger vehicle storage lot to support the existing Adesa operations adjacent to the south.

Improvements will include construction of a private road crossing the ravine in the south to provide for vehicular cross access to/from the Adesa site.

The expansion property is being combined with the original Adesa site to the south through the platting process. The result will be one 94.720 Acre development lot that comprises the existing Adesa

operations as well as the new accessory vehicle storage lot. As such, the overall legal description for the entire property is being used.

Site Access

Access to the site will be provided from (i) a gated emergency vehicle only entrance from Charter Oak Ranch Road and (ii) an internal 26-foot wide access drive that will be constructed across the ravine to connect this site to the adjacent Adesa site. The box culvert access drive will be constructed to fire lane standards with signage as required.

Utilities

Utilities are available to serve the Property. Since no buildings are proposed, no sanitary sewer improvements are needed. Water will be extended from the Adesa site to provide for fire suppression water main hydrants. No further commitment letters or will serve letters are required. Existing electrical service will also be extended from the Adesa site to provide electricity for lighting, security cameras, and electronically controlled gates.

Traffic

A Traffic Memorandum (TM) has been prepared for the development. The TM concludes that the proposed vehicle storage lot will not generate new external traffic volumes and is not expected to result in changes to the surrounding roadway network.

Stormwater Management

The Expansion Lot will have underground stormwater basins to manage surface water runoff. The City's Engineer, Ben Sheets, P.E., has approved the proposed design. A Drainage Report is included with this application.

Landscaping

The Property is adjacent to Charter Oak Ranch Rd, which is designated in the City of Fountain and El Paso County as a Local Street. For uses adjacent to a Collector or Local Street, a landscaped strip at least ten feet in width, excluding driveways and walkways, is required along the entire perimeter area adjacent to the public right-of-way.

An Administrative Waiver has been approved granting relief from these requirements. Reference April 1, 2026, email from Charlene Durham (EPC Department of Public Works) acknowledging that no frontage improvements are required.

Geologic Hazards

A Geologic Hazard Report is included with this application.

Environmental and Land Suitability Considerations

An Effects Determination related to federally listed species and their habitat has been made for the expansion property. The assessment concluded that development of this site is unlikely to affect any threatened, endangered, proposed, or candidate species, or their respective habitats and that development of the Project is not reasonably certain to result in take of listed species. The determination and a request for assistance has been sent to the U.S. Fish and Wildlife Service (USFWS), and they have responded that they concur with the Determination project number 2026-0063618. The Determination with USFWS concurrence stamp is included with this application.

A Nationwide Permit Request (NWP) has been submitted to the Army Corps of Engineers related to the proposed box culvert crossing accessing the northern parcel. This request is under review and can be found under Department of the Army File Number SPA-2026-185.

PROJECT JUSTIFICATION

FINAL SITE DEVELOPMENT PLAN - REVIEW CRITERIA SECTION 17.23.070 E. 1.

a. THE APPLICATION IS COMPLETE IN FORM AND CONTAINS ALL REQUIRED INFORMATION.

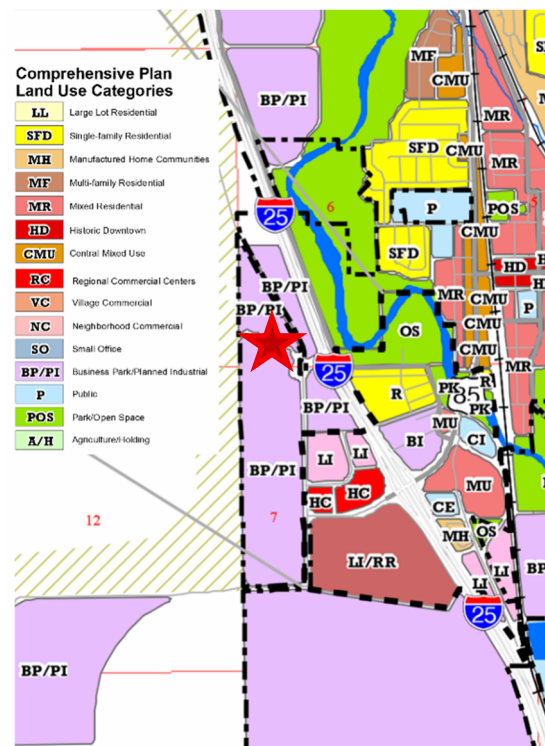
All information, as required by Staff and City Ordinance, has been submitted.

b. THE PROPOSAL MEETS THE OBJECTIVES OF THE ODP, IF APPLICABLE, AND THE INTENT OF THE FOUNTAIN COMPREHENSIVE DEVELOPMENT PLAN OR ANY OTHER ADOPTED PLANS.

The property is not subject to an ODP.

City of Fountain Comprehensive Development Plan is a guide to determine if land use is in keeping with the overall pattern of development desired by the community. The Future Land Use Plan designates the property as Business Park/Planned Industrial. Land uses with easy access to the interstate or other transportation modes, such as this property has, are appropriate for this land use classification. This land use district is intended to promote the development of local employment centers. A desired attribute of a BP/PI land use is that it “facilitates businesses that require shipping or deliveries by semi-trucks,” as the proposed vehicle storage lot does. Warehousing and distribution facilities, such as the vehicle storage lot, are a desirable use in this land use category.

Overall Community Goal 1 is to “ensure that growth and development within the City of Fountain enhances the quality of life for present and future citizens, provides a positive impact on the tax base, and does not adversely affect community



services or the natural environment.” This development meets this goal by providing growth to an existing established business, the tax base with minimal impact to existing infrastructure.

Overall Community Goal 3 is to “ensure that new and existing land uses do not harm the transportation system, the environment or visual quality of the community and surrounding lands.” Overall Community Goal 6 is to “preserve and improve significant features within the City such as creeks, flood plains, and wetlands...” The project meets these goals by using existing roadways, both public and private, which are constructed to City standards to accommodate commercial and light industrial business. Further, land is conserved and protected by providing stormwater management facilities under the proposed parking surface, and a box culvert at the creek, which minimizes encroachment on the adjacent creek and its sensitive surroundings.

c. THE FINAL SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE REQUIREMENTS AND DEVELOPMENT STANDARDS OF THE PARTICULAR ZONING DISTRICT AND OTHER REGULATIONS OF THIS TITLE.

The Property is proposed to be developed as an accessory vehicle storage lot to the existing Adesa operations. Outdoor storage uses are permitted in the Adesa zoning district as an accessory conditional use. This property is in an area of mixed use, including commercial, industrial, military, residential and vacant Adesa sites. The proposed use expansion is consistent with the existing use and meets applicable standards for an outdoor storage lot. Relief from parking lot standards is being requested, as this is not an accessory parking lot, but an accessory storage lot. There will be no public access to the storage area, only internal access for operations, receiving, and distribution.

d. THERE IS AN APPROPRIATE RELATIONSHIP TO THE SURROUNDING AREA.

The Site Development Plan proposes accessory vehicle storage and expansion of the current Adesa use on the southern property. This surrounding area is mixed use including light industrial, commercial, varying densities of residential, military, and vacant land. The expanded use is consistent with other uses in the area. There are no new buildings on the site, and the scale and character of the yard area is reflective of other adjacent land uses. The Site Development Plan continues the development pattern of the surrounding area and uses existing approved access points, which maintains safe traffic and emergency vehicle circulation on-site and in the broader area.

e. THE CIRCULATION IS DESIGNED FOR THE TYPE OF TRAFFIC GENERATED, SAFETY, AND SEPARATION FROM LIVING AREAS, CONVENIENCE, ACCESS, HANDICAP ACCESS, NOISE, AND EXHAUST CONTROL.

There are no residential uses within or immediately adjacent to the proposed use expansion. The expansion is for storage of vehicles, and there will be no public access to this area. Therefore, there will be no need for handicapped access. There will be minimal exhaust or noise created by the additional storage use.

The Site Development Plan continues the development pattern of the surrounding area and uses existing approved access points at Charter Oak Ranch Rd in the south and central portions of the developed Adesa site. This development pattern maintains safe traffic and emergency vehicle

circulation on site and in the broader area. Circulation of transport vehicles will occur entirely internal to overall site boundaries. An emergency only access is proposed at the north end of the expansion area for emergency response vehicles via Charter Oak Ranch Rd. On-site circulation for emergency response vehicles will be within designated fire lanes, which will be constructed and posted as required by the City.

A Traffic Memorandum (TM) has been prepared for the development. The TM concludes that the proposed vehicle storage lot is not anticipated to generate new external traffic volumes and is not expected to result in changes to the surrounding roadway network.

f. ALL UTILITIES BEEN APPROVED BY THE APPROPRIATE AGENCIES.

The existing Adesa site is currently adequately served by Fountain Utilities. There will be no new utilities for the vehicle storage expansion area, as the existing Adesa utilities will be extended into the new development area. Water is provided by Fountain Water Department and Electric service is provided by Fountain Electric Department. The expansion storage area will not use sanitary sewer services as there will be no occupied buildings on the site. Natural Gas is also not needed to serve the vehicle storage area.

g. THE ACCESS POINTS, OFF-STREET PARKING FACILITIES, LOADING AREAS AND PEDESTRIAN WAYS ARE DESIGNED TO PROMOTE SAFETY, CONVENIENCE, SEPARATION AND EASE OF TRAFFIC FLOW BOTH ON-AND OFF-SITE.

The Site Development Plan is for outdoor vehicle storage. There will be no public access to the site. The accessory storage use will use internal connections via the existing Adesa site. The existing site has access via two points located in the south and central portions of the property. Circulation of transport vehicles will occur entirely within the overall site boundaries. An emergency only access is proposed at the north end of the expansion area for emergency response vehicles via Charter Oak Ranch Rd. On-site circulation for emergency response vehicles will be within designated fire lanes, which will be constructed and posted as required by the City.

This development pattern maintains safe traffic and emergency vehicle circulation in the broader area and provides efficient on-site transport and emergency vehicle movement. The development provides the required minimum number of parking stalls which meet all access and dimensional standards of the City. There is no public access to the storage lot, therefore, no standard or accessible parking is provided.

h. FUNCTIONAL OPEN SPACE AND RECREATIONAL AMENITIES HAVE BEEN PROVIDED, IF APPLICABLE.

There are no recreational amenities required with this development due to it being an industrial use. Screening along Charter Oak Ranch Rd will be provided as required by City standards. Open space on the site will consist of the preservation of the existing creek corridor to the south of the storage area, as well as other open space in the north portion of the property.

i. BUILDING TYPES AND DESIGNS ARE APPROPRIATE IN TERMS OF DENSITY, BULK, AND HEIGHT.

There are no proposed buildings on the Expansion Lot.

j. BUILDING DESIGN, IN TERMS OF ORIENTATION, SPACING, MATERIAL STORAGE AND LIGHTING ARE APPROPRIATE.

There are no proposed buildings on the Expansion Lot.