
PROPOSED CARVANA/ADESA EXPANSION LOT - PRELIMINARY PLAT

LETTER OF INTENT

MAY 2026

CONTACT INFORMATION

Applicant: Carvana / Adesa
Jo M. Ryan, Sr. Project Manager
300 E. Rio Salado Parkway
Tempe, AZ 85281
503.515.7861
jo.ryan2@carvana.com

Owner: Michael and Karen Turley
P.O. Box 38036
Colorado Springs, CO 80937
719.338.1266

Carvana / Adesa
Jo M. Ryan, Sr. Project Manager
300 E. Rio Salado Parkway
Tempe, AZ 85281
503.515.7861

Developer: Carvana / Adesa
Jo M. Ryan, Sr. Project Manager
300 E. Rio Salado Parkway
Tempe, AZ 85281
503.515.7861

Consultant: N.E.S. Inc.
Kimberly Johnson
619 N Cascade Ave, Ste 200
Colorado Springs, CO 80906
719.884.1371

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 Plat is to combine the expansion site with the existing Adesa site to facilitate the addition of an accessory vehicle storage lot to store and detain vehicles prior to being delivered to customers. The proposed Expansion Lot is approximately 29 acres and the existing Adesa site to the south is approximately 65.720 acres, for a total proposed plat area of approximately 94.720 acres.

There are no new utilities or streets proposed or required for the proposed development; as existing internal access drives and utilities within the Adesa site will serve the expansion lot. An additional 20'-wide strip of right of way for Charter Oak Ranch Road is being dedicated along the majority of the north parcel owned by Turley.

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.

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

PRELIMINARY PLAT-REVIEW CRITERIA SECTION 16.08.080.C.

A Preliminary Plat may be approved provided:

1. Evidence has been presented that there is adequate water supply;

The developed Adesa property is currently served by Fountain Water Department. The Expansion Lot will be served by extension of the existing water service from Adesa for fire hydrant mainlines only. There are no domestic or building water services required. Water needs for the Expansion Lot are solely for fire suppression.

2. Evidence has been presented that an adequate public sewage disposal system is available and, if other methods of sewage disposal are proposed, that those systems comply with state and local laws and regulations;

Sanitary sewer service is not needed for the Expansion Lot as there are no buildings proposed.

3. Soil and topographical conditions presenting hazards or requiring particular precautions have been identified by the subdivider and the proposed uses of the areas are compatible with such conditions;

Geologic Hazards have been studied for the Expansion Lot and is submitted with this application.

4. Proposed lots conform to city codes, rules, regulations, and ordinances governing size, length to depth ratio, width, frontage, access, etc.;

The consolidated lots conform to all applicable city codes, rules, regulations and ordinances governing lot standards, access, and setbacks. The new development uses existing access drives to Charter Oak Ranch Rd and internal circulation for transport vehicles. There is an emergency only access proposed on the north end of the Expansion Lot.

5. Proposed park, trail and open space dedications meet the requirements of city code and are properly located and of the appropriate character to accommodate the proposed use (or cash-in-

lieu of parkland dedication has been offered and is an appropriate and reasonable alternative to dedications);

There are no park fees required as this is a commercial use.

6. Adequate vehicular and pedestrian access has been made available;

This development pattern maintains safe traffic and emergency vehicle circulation in the broader area and provides efficient on-site transport and emergency vehicle movement.

There will be no public access to the expansion site. Therefore, no pedestrian or handicapped access is provided. The accessory vehicle storage use will use existing access points to the current Adesa operations via Charter Oak Ranch Rd which are located in the south and central portions of the property. An additional 20'-wide strip of right of way for Charter Oak Ranch Road is being dedicated along the majority of the north parcel owned by Turley.

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

7. Necessary off-site improvements have been planned to accommodate the proposed development and provisions for their installation have been made;

There are no required off-site improvements to accommodate the new development.

8. The design of the subdivision appears to allow the design and installation of infrastructure meeting the requirements of municipal infrastructure standards;

The new development will use existing on-site infrastructure, which will be extended to serve the new area, as necessary. All private and/ or public utility extensions will comply with City of Fountain and State of Colorado standards.

9. No significant issues remain unresolved that would impact the ability to provide necessary services to the proposed subdivision or compromise the integrity of the proposed subdivision; and

There are no unresolved issues that would impact the ability to provide the necessary services to the proposed expansion area. Necessary services for the expansion area are available in the developed portion of the site and will be extended, as necessary.

10. That the proposed subdivision supports the city's comprehensive development plan and other master plans.

Platting of the property to accommodate expansion of the use to include an accessory vehicle storage lot is consistent with the Comprehensive Development Plan and Transportation Master Plan. The proposed accessory vehicle storage lot is consistent with the City of Fountain Comprehensive Development Plan, which 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 and jobs 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 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.

The Fountain Transportation Master Plan shows a future Regional Trail along the creek that traverses the property. This trail corridor is not shown within the subject property on the El Paso County Trail Master Plan, which shows a future regional trail that turns north to the east of the site. The trail shown on the Fountain plan shows the trail to continue through the subject property connecting to a trail on Fort Carson property. A trail corridor through a military installation is not likely as it is more likely a trail in this area will follow the El Paso County plan.