

PROPOSED CARVANA/ADESA EXPANSION LOT - CONDITIONAL USE PERMIT

LETTER OF INTENT

MAY 2026

CONTACT INFORMATION

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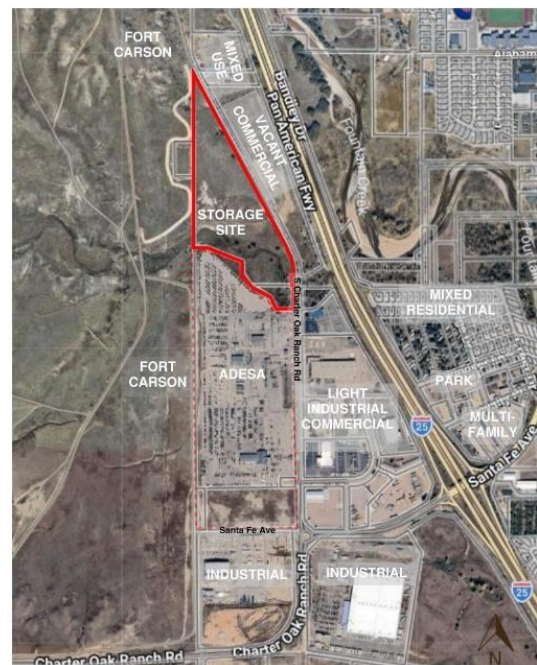
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REQUEST

N.E.S. Inc., on behalf of Michael and Karen Turley, and Carvana / Adesa, requested approval of a Conditional Use Permit for an accessory vehicle storage lot on property zoned PI, Planned Industrial.

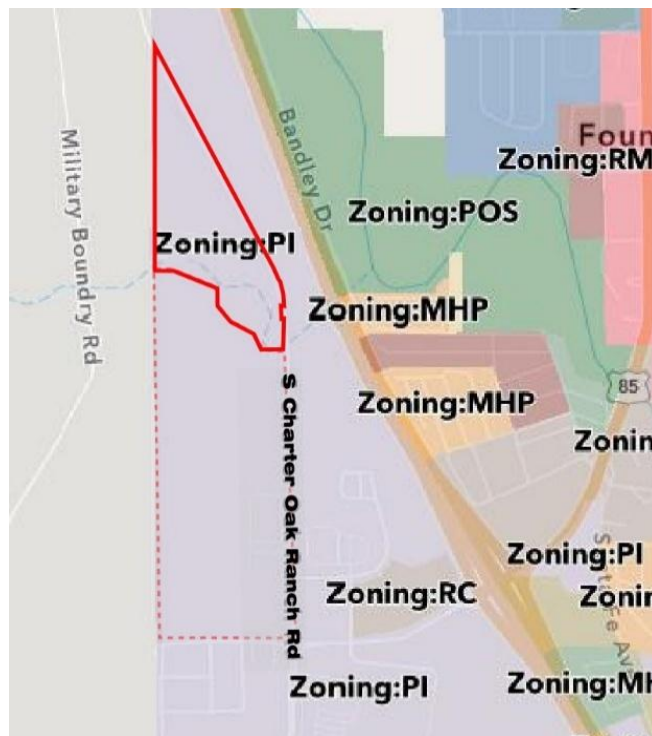
LOCATION

The subject property ("Property") is located west of I-25 and north of S. Santa Fe Ave. and is 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 Property is proposed to be platted; to be combined as one lot with the adjacent Adesa property. The proposal is to construct an outdoor passenger vehicle storage lot to support the existing Adesa operations adjacent to the south. 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.

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.

Site Plan

The Site Development Plan proposes the following:

- Paved vehicle storage lot as an accessory use to the existing Adesa site;
- Paved internal access drives;
- Underground stormwater detention;
- A gated emergency-only access to Charter Oak Ranch Rd;
- Perimeter fencing/screening fence along Charter Oak Ranch Rd;
- Security lighting / cameras; and
- Water and electric service extensions to support fire suppression and site security improvements.

Further, it is worth noting:

- No new buildings are proposed.
- No additional employees will be required.
- There will be no EV vehicle storage on the Expansion Lot.
- There are no minimum setbacks from a property line for a storage lot.
- The site will not be open to the public.
- Because this is a storage lot, the striping layout is not intended to comply with parking standards.
- No accessible spaces are required or proposed.
- No bike parking is required or proposed.

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.

Use Operations

The proposed expansion is for an outdoor passenger vehicle storage lot as an accessory use to the adjacent Adesa Inspection & Reconditioning Center and Wholesale Auto Action operations. Vehicles will be detained on the Expansion Lot until delivered to customers.

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.

PROJECT JUSTIFICATION

CONDITIONAL USE - REVIEW CRITERIA SECTION 17.26.030 A

- 1. The use is consistent with the intent and purpose of this title as declared in [chapter 17.01](#). This title is written in accordance with the Fountain Comprehensive Development Plan and is designed for promoting the health, safety, convenience and welfare of the citizens of Fountain. The title is intended to lessen congestion in the streets, provide adequate light and air, encourage the most appropriate use of land, ensure the protection and preservation of open lands and natural amenities, and to conserve the value of property in accordance with the Fountain Comprehensive Development Plan.**

The Conditional Use is consistent with chapter 17.01, maintains the health, safety, convenience, and welfare by occupying vacant land immediately adjacent to the principal use, makes use of existing infrastructure and accesses to public streets that currently exist on the principal property. The use will use existing streets which have been constructed to support commercial/industrial traffic. There will be no structures on the Property, so light and air will be preserved. Use of the Property to expand an existing business is the most appropriate use of the land. While no floodplain exists on the site, the creek which traverses the Property will be preserved and improved as required by the

City, State and Federal governments as part of the box culvert crossing construction. The proposed use is an appropriate light industrial use and is compatible with surrounding land uses. The additional vehicle storage area will permit Adesa to operate more efficiently, continue to add to the tax base, and conserve the value of other properties in the area.

2. The use is consistent with the intent of the zoning district in which the applicant intends to locate such use.

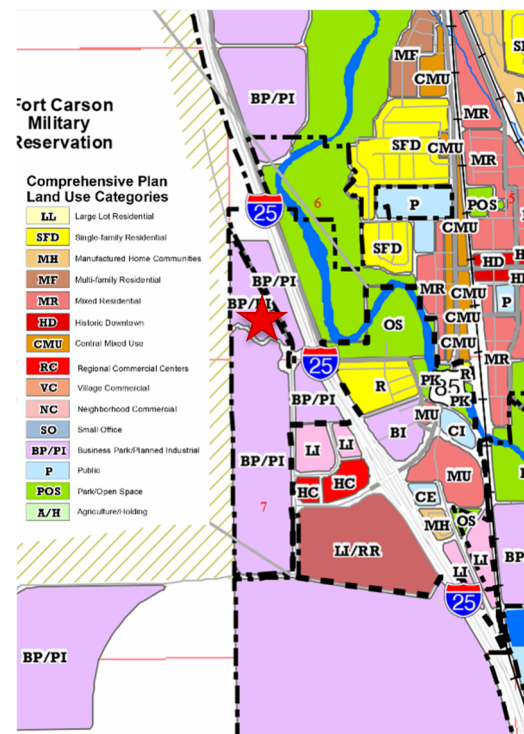
The proposed use of the Property as an accessory vehicle storage lot to the principally permitted existing Adesa site is consistent with the PI District. Outdoor storage uses are permitted in the PI zoning district as an accessory conditional use. This Property is in an area of mixed use, including commercial, industrial, military, residential and vacant PI sites. The use expansion is consistent with the existing use and meets applicable standards for an outdoor storage lot.

3. The use is compatible with other uses in the area and the impacts generated by the use will be abated through the utilization of mitigation measures, such as increased setbacks, screening or buffering.

The Site Development Plan proposes accessory storage for the existing principal use adjacent to the south. This surrounding area is mixed use including light industrial, commercial, varying densities of residential, military, and vacant land uses. The expanded use is consistent with other uses in the area. No new buildings are proposed. 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. Screening is proposed along Charter Oak Ranch Rd, as required by City standards.

4. The use is consistent with the Fountain Comprehensive Development Plan and other approved plans.

The proposed accessory vehicle storage lot is consistent with the City of Fountain’s 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 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.

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 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 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.

5. The use will not create any adverse environmental influences on the surrounding area. For example: will the use generate excessive dust, odors, fumes, noise, glare or vibration?

The accessory vehicle storage lot will not create excessive dust, as all roads and private access drives will be paved. The use will not cause odors or fumes as there is no manufacturing or processing involved, and vehicles being stored will not be running on a regular basis. There will be no unusual or excessive noise as this is a storage lot. There will be no vibration caused by the use.

6. The use will not generate traffic hazards or congestion in the area.

The use will use existing streets which are constructed to accommodate commercial and industrial traffic. The storage lot will use existing accesses along Charter Oak Ranch Rd that are already in place for the principal Adesa use, except for an emergency only access at the north end of the expansion site. Any additional traffic loads will not utilize Charter Oak Ranch Rd northward as all transport vehicles will use internal access drives for circulation. A Traffic Memo was prepared for the project indicating no impact to the surrounding roadways.

7. The use will not overburden existing transportation systems.

The use will use existing streets which are constructed to accommodate commercial and industrial traffic. The storage lot will use existing accesses to Charter Oak Ranch Rd that are already in place serving the principal Adesa use. A new emergency only access is proposed at the north end of the Expansion Lot.

8. Ingress and egress points have been appropriately and safely located.

The Expansion Lot will use existing accesses to Charter Oak Ranch Rd that are already in place for the principal Adesa use. An emergency only access is proposed at the north end of the Property.

9. Provision of adequate water, sewer, drainage, and other utility facilities has been provided.

Municipal utilities are provided on the existing Adesa principal use site and will be extended as needed to serve the expansion area. No new buildings are proposed, thus no need for sanitary sewer extension to the site. Water and electric services will be extended from the adjacent Adesa site.

10. The physical appearance of the site, including building orientation, scale, and architectural treatment and landscaping, is sensitive to other uses in the area.

There are no buildings proposed on the accessory vehicle storage lot. No landscaping is proposed as this is a storage use and not a parking use. The storage use will be screened along Charter Oak Ranch Rd as required by the City.

11. The use is reasonably related to the overall needs of the community and consistent with the intent and purpose of this title.

The proposed use is an accessory expansion of an existing thriving business within the City of Fountain. The use is related to the purpose of this title, which is to maintain the health and safety of the surrounding community while growing a low impact use.