



Community Services Planning Department

116 South Main St, Fountain, CO 80817
Phone: 719-322-2000 Fax: 719-322-2001

Project Overview

#2120445

Project Title: Carvana/Adesa Expansion Lot
Application Type: Planning: Conditional Use
Workflow: Administrative Review

Jurisdiction: City of Fountain, CO
State: CO
County: El Paso

Project Contacts

Contact Information: Applicant

Jason Alwine
N.E.S. Inc.
619 N Cascade Ave, Suite 200
Colorado Springs, CO 80906
P: 719.471.0073
jalwine@nescolorado.com

Fountain Business License Number:

Fire License Number (minimum NICET-III):

Please indicate which of the following contacts should be included in this project: Developer

Contact Information: Property Owner(s)

Jo Ryan
ADESA Colorado Inc
300 E Rio Salado PKWY, Suite 1
Tempe, AZ 85281
P: 503.515.7861
jo.ryan2@carvana.com

Contact Information: Developer

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ADESA Colorado Inc
300 E Rio Salado PKWY, Suite 1
Tempe, AZ 85281
P: 503.515.7861
jo.ryan2@carvana.com

Project/Site Location

Please use the [El Paso County Assessor's Office website](#) to look-up an Address or Assessor's Parcel #. Click [here](#) to open the GIS search page.

Project Address or Assessor's Parcel #:

- 5606000037
- 5607200004

Suite/Unit #:

Nearest Street Intersection: Santa Fe Ave and Charter Oak Ranch Rd

Project Description

Project Description:

Conditional Use for an accessory vehicle storage lot for the Adesa site at 10610-10680 Charter Oak Ranch Rd. This is a paved surface storage lot to the north of the existing developed Adesa site. Access will be provided via existing accesses on the Adesa developed site. Emergency only access will be provided to the expansion site from Charter Oak Ranch Rd. There are no buildings proposed. An internal access from the existing Adesa site to the expansion area is proposed. This access road will include a box culvert over the creek. Storm water management is proposed underground. The site will be screened from Charter Oak Ranch Rd.

Conditional Use Information

Property Zoning: Planned Industrial District (PI)

Existing Land Use: Industrial

Proposed Use: Industrial

Total Acreage of Property: 29

Property Zoning (Multiple):

Existing Land Use (Mixed Uses):

Proposed Use (Mixed Use):

Additional Required Documents

Are any of the following documents included with your submittal?: Drainage Report, Geotechnical Report, Traffic Letter

Property Owner Notification

You must confirm that all owners have been notified in order to proceed with your application.

Have all property owners been notified of the request?:

Yes

Please take a moment to read the following requirements and enter your full name at the bottom of the page to indicate you understand and agree.

- I, acting as the agent for the owner/developer/organization hereby certify that I have their approval and that the information submitted is true.

By entering my full name in the box provided, I acknowledge receipt of these terms and agreement to the standards therein.: Kimberly Johnson

Applicant Responses to Conditional Use Review Criteria (1 of 3)

Please respond to each of the Planning Department's review criteria to indicate why the proposed project meets or exceeds each criteria below:

The use is consistent with the intent and purpose of this title as declared in Chapter 17.01.:

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.

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

The use is compatible with other uses in the area and the impacts generated by the use 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.

Applicant Responses to Conditional Use Review Criteria (2 of 3)

Please respond to each of the Planning Department's review criteria to indicate why the proposed project meets or exceeds each criteria below:

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 Fountains 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

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.

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.

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.

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

Applicant Responses to Conditional Use Review Criteria (3 of 3)

Please respond to each of the Planning Department's review criteria to indicate why the proposed project meets or exceeds each criteria below:

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.

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

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.

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.

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

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.