

10/1/24

City of Littleton, CO – Department of Community Development

2255 W. Berry Ave.

Littleton, CO 80120

RE: Project Narrative (5850 S Broadway – CarMax Lot Expansion)

Dear City of Littleton – Community Development Dept:

This purpose of this letter is to provide detailed description for the proposed lot expansion to the existing CarMax facility located at 5850 S Broadway in Littleton, CO. The expansion will consist of developing approx. 34,000 square feet (0.79AC) of vacant land to the east (rear) of the site for the use of off-site parking/vehicle staging in relation to the existing use of the site (Retail Vehicle Sales and Service).

This is an expansion to the existing staging area which currently exists to the south of the building and will function in the same manner, which is to provide staging space for vehicles awaiting service, placement in the sales display area, or disposition off site.

The expansion area is to be paved and includes a 6-foot concrete masonry wall for screening and security installed at the north and south perimeters that will go up to existing fence/property line. Access gates (w/ removable bollards) are proposed at the north and south boundaries of the area to allow for emergency access through the site. The existing masonry west of the expansion area is to be demolished to fully connect to the existing staging area. Existing landscaping will be maintained to preserve the buffer between the adjacent neighboring properties to the east and the CarMax site. No building expansion is proposed as part of this project.

I have included a site plan with construction documents with the Conditional Use Permit application, as well as Letter of Authorization in the Rezoning application". Should you have any questions, please contact me at (970) 749-5907 or kmccoy@centerpoint-is.com . Thank you and I look forward to hearing from you.

Respectfully,

Kelton McCoy

