

Copart 10 Acre Sublot

Special Use Permit

Washoe County Board of Adjustment Presentation

February 4, 2021



Application Request

- ❑ Requested is an auxiliary site/storage lot for the storage of inoperable vehicles.
- ❑ Supplements Copart's existing facility near N. Virginia and Stead Boulevard intersection (See photo for aerial of Copart's main facility)
- ❑ Special use permit requested for:
 - Allowance of the use of the storage of inoperable vehicles at the project site.
 - Grading



Copart Typical Sites/Organization Examples



Who is Copart? What Does Copart Do?

- ❑ Copart specializes in the resale and remarketing of used, wholesale and salvage title vehicles - predominately vehicles of all types that have been damaged or “totaled.”
- ❑ Copart operates over 200 locations in 11 Countries with 170 locations in the U.S and 8 locations in Canada.
- ❑ Copart sells over two million vehicles each year, predominately through on-line auctions. Purchasers are typically dismantlers, body shops, salvage buyers, dealers and individual consumers.
- ❑ Copart’s business helps to keep some vehicles from being deposited in the desert for others to clean up – “illegal dumping.”

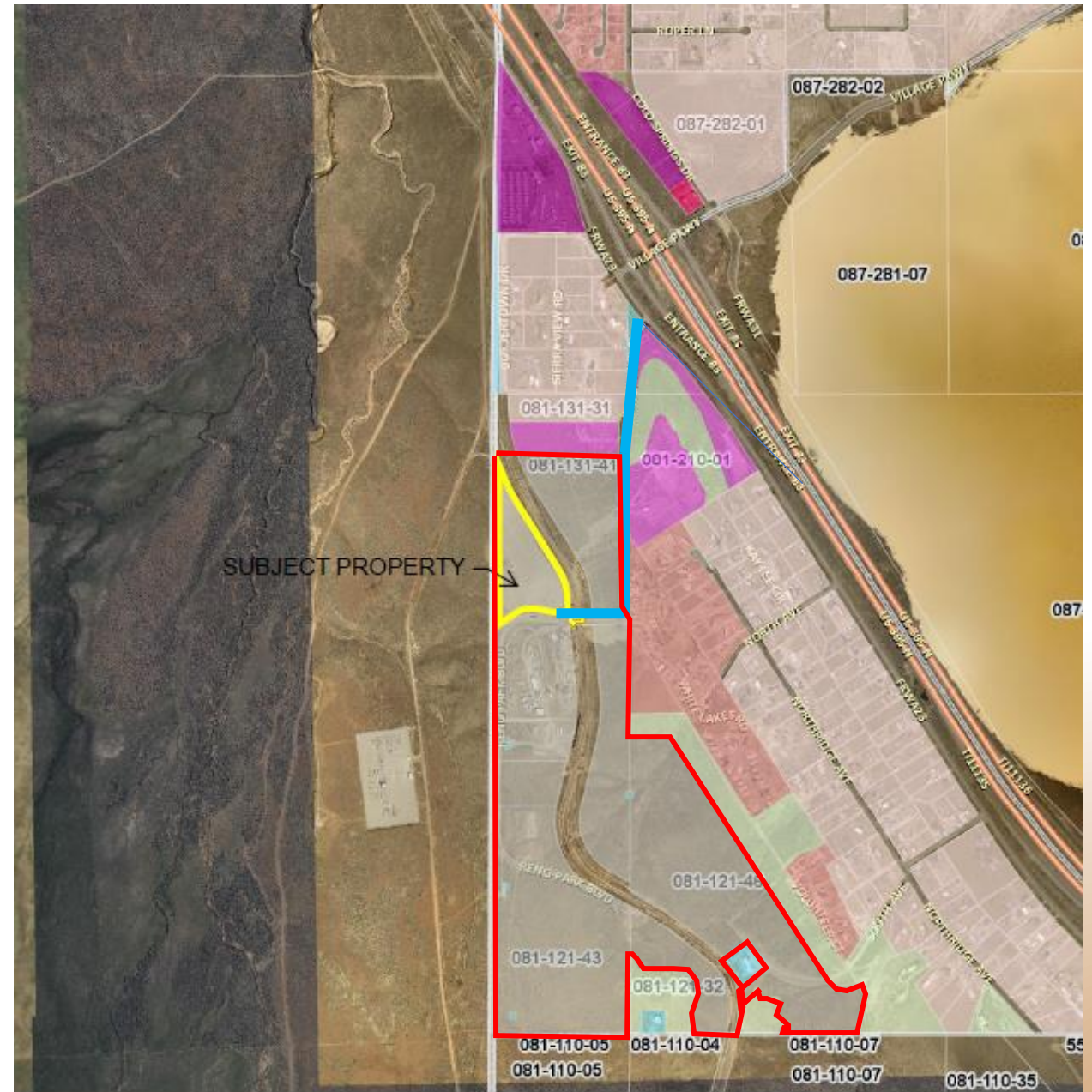
What Copart Does Not Do

- ❑ **Copart does not – dismantle** any vehicles at their sites.
- ❑ **Copart does not – have customers come onto sites and remove parts or equipment** – cars and vehicles are sold, as is through on-line auction.
- ❑ **Copart does not – engage in any typical vehicle wrecking** or salvage for scrap metal.
- ❑ **Copart does not – Drive crashed vehicles around site** –
 - ❑ Movement of products is by fork-lift/loader
- ❑ **Copart is not a Junk/Wrecking Yard** and brings a quiet use that will be open and operated during their standard corporate hours (M-F from 8:00 AM to 5:00 PM)
- ❑ **Copart will not be lighting the site.** If any lights are to be included they will only be at the project entry area. Security will be provided by motion sensing cameras with night vision capabilities that will be monitored.



Property Location and Zoning

- ❑ Location - Reno Park Boulevard – West of Railroad right-of-way. California borders western property line.
- ❑ Access to site is provided via Reno Park Boulevard
- ❑ Zoning – Property is located in (I) Industrial zone
- ❑ Approximately 170 acres of I zoned land (mostly undeveloped) exists and is served by Reno Park Boulevard



Existing Site Conditions



View to east



View to north

Site presents flat developable area for the proposed use.



Panoramic view of site from Reno Park Boulevard View West, North and East

Property Frontage



View toward the West along Reno Park Boulevard
- Large trucks already access area



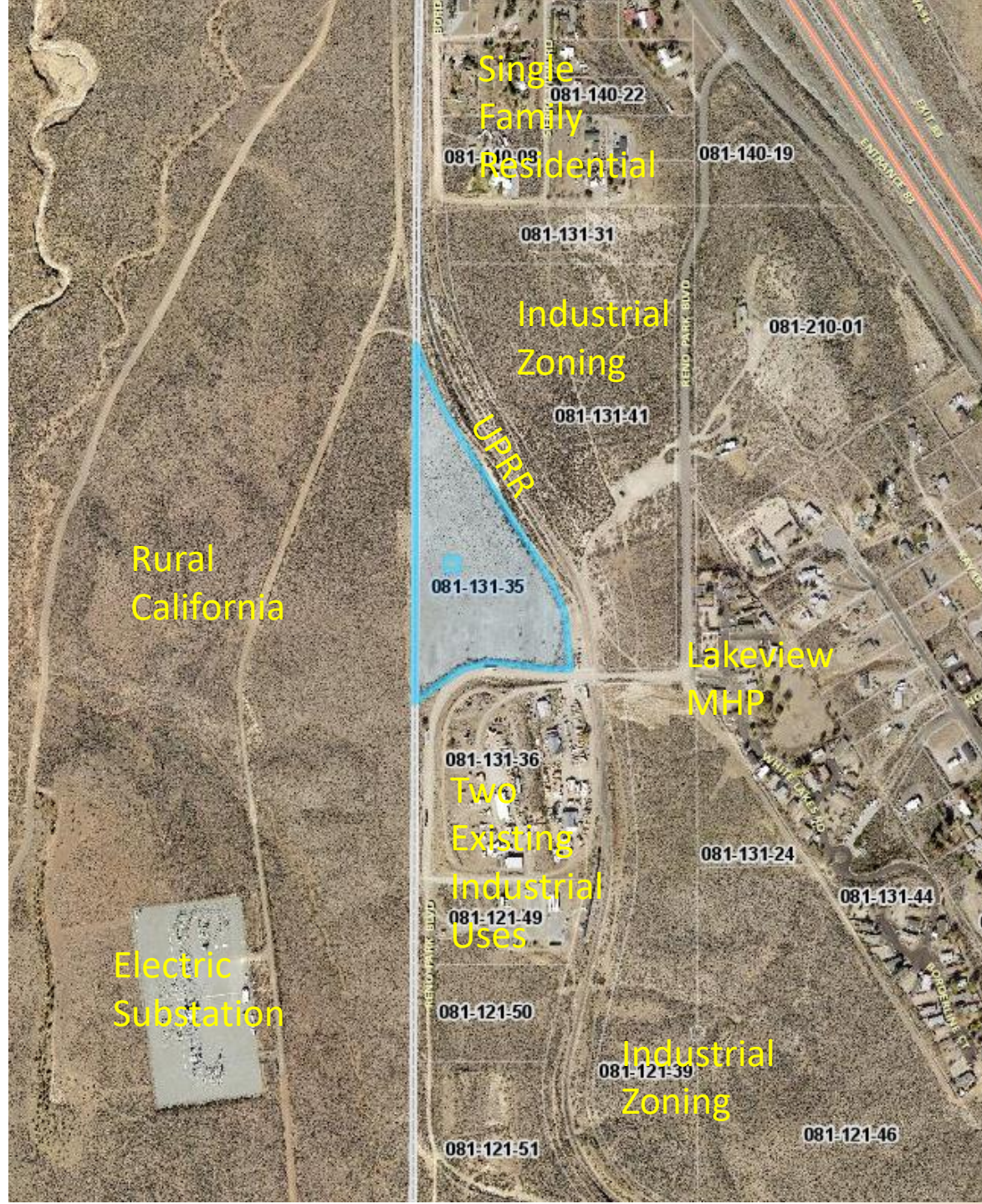
View toward site from SE corner – Railroad ROW in foreground

Views toward site from Nearest adjacent Residential uses

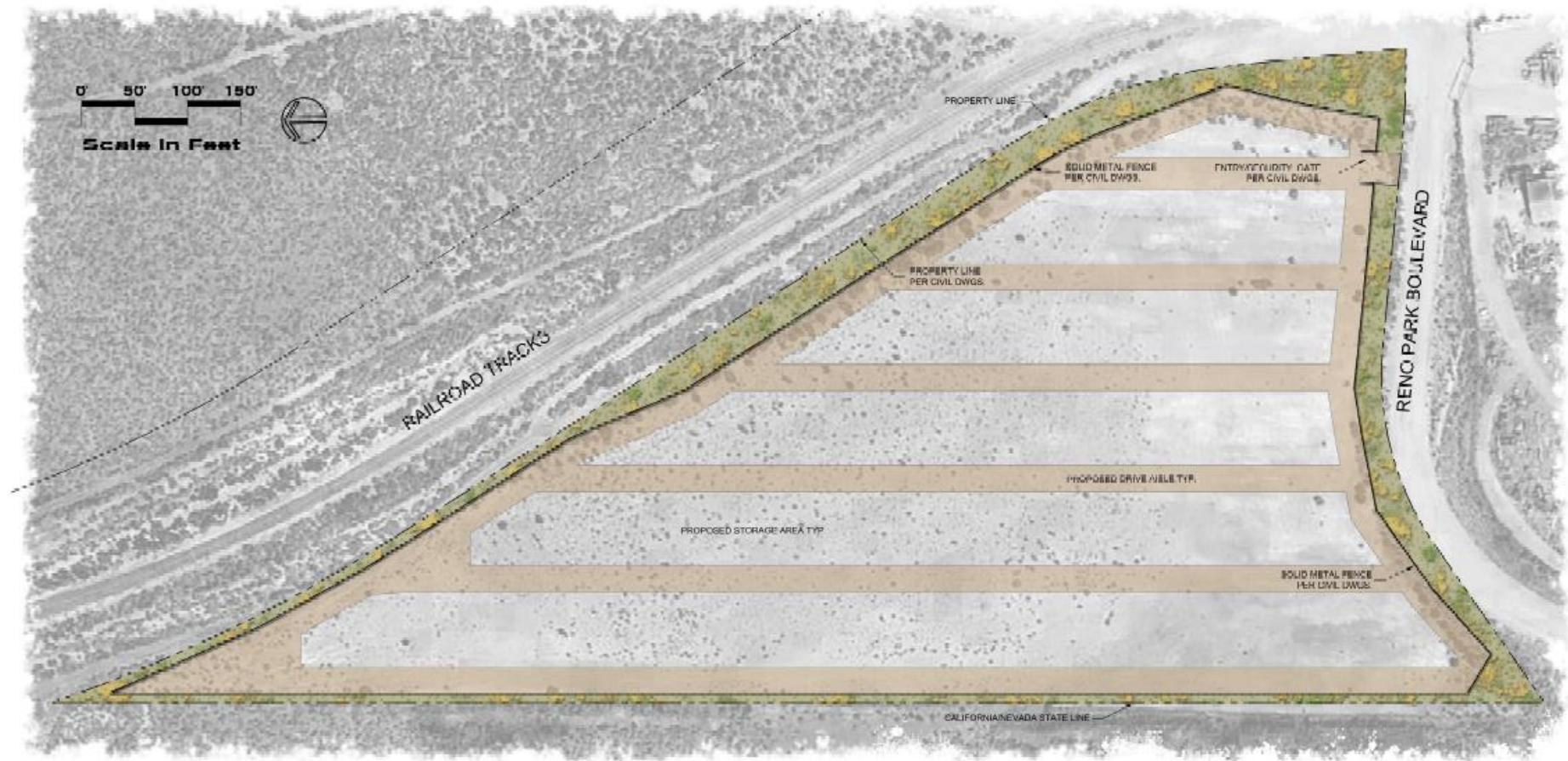
All photos looing toward project site from Reno Park Boulevard



Existing Area Uses



Original Site Plan



REVEGETATION SPECIFICATIONS

1. ALL REVEGETATION SHALL BE PLANTED AT A DENSITY OF 100 PLANTS PER 100 SQ FT. PLANTINGS SHALL BE PLANTED AT THE END OF EACH ROW AND AT THE END OF EACH ROW.
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| PLANT SPECIES | PLANT QUANTITY |
|----------------------|----------------|
| AGAVE | 50 |
| YUCCA | 50 |
| CELESTINE | 50 |
| GRASS | 50 |
| FLORAL | 50 |
| SHRUB | 50 |
| TREE | 50 |
| TOTAL PLANT QUANTITY | 500 |

LANDSCAPE LEGEND

NON-IRRIGATED DRYLAND RE-VEGETATION SPECIES

LANDSCAPE DATA

SITE AREA = 449,701 SQ FT (10.32 ACRES)
 ZONING: I (INDUSTRIAL)
 REQUIRED LANDSCAPE AREA = 44,970 SQ FT
 • 10% OF SITE AREA
 PROVIDED LANDSCAPE AREA = 44,970 SQ FT MIN.
 • 10.00% OF 10.111 ACRES

Limited Parking Spaces (Customers/Employees)

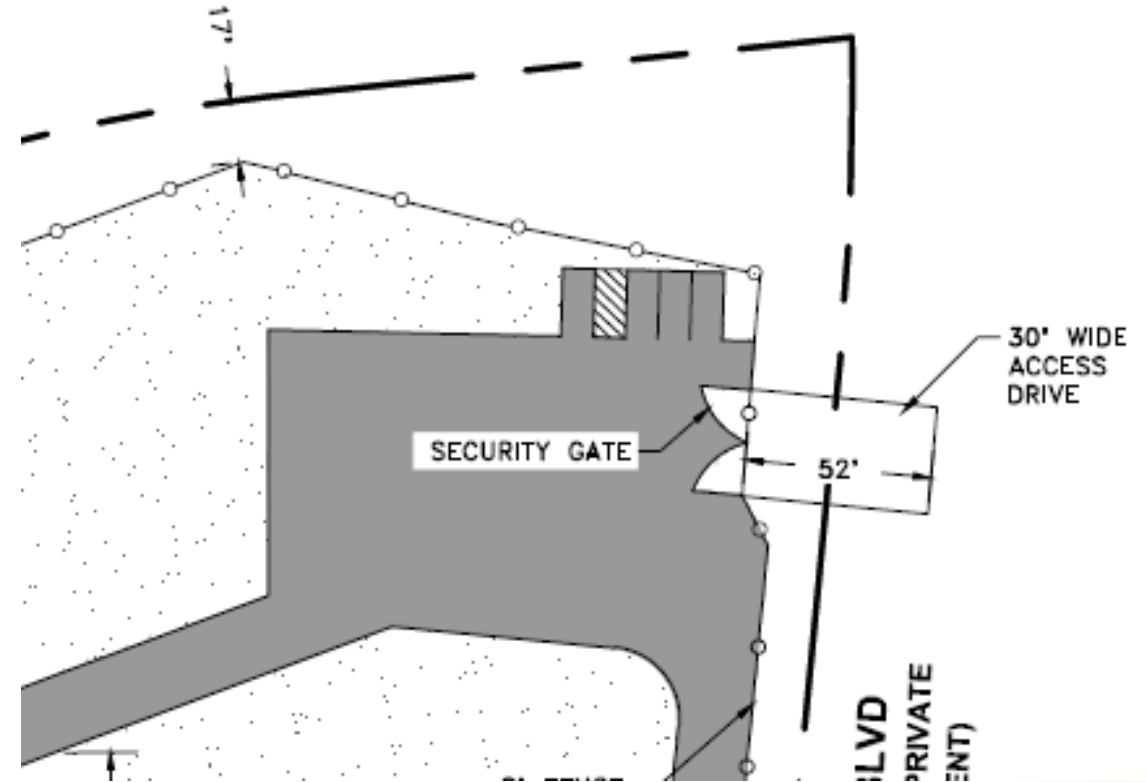
Only 4 employee parking spaces are proposed to be provided due to the nature of the site and use proposed.

No employees are stationed at this site – base for employees is Reno main facility on N. Virginia Street.

Standard Code Requirement – 18 parking spaces based on the area of storage on the site. This level of parking is unnecessary and creates additional Impervious surface creating water run-off.

Voluntary Condition – Parking Spaces

The site shall provide at least 4 parking spaces (one of which will be a handicapped accessible parking space) to accommodate employees who will need to come to the site from time-to-time to move, pick-up or place a vehicle at the site. Should a formal building or structure be placed on the site in the future allowing employees to be based at this site for daily work, parking may need to be increased to meet the code requirement at the time of building permit submittal for the building/structure.



Site Use and Security

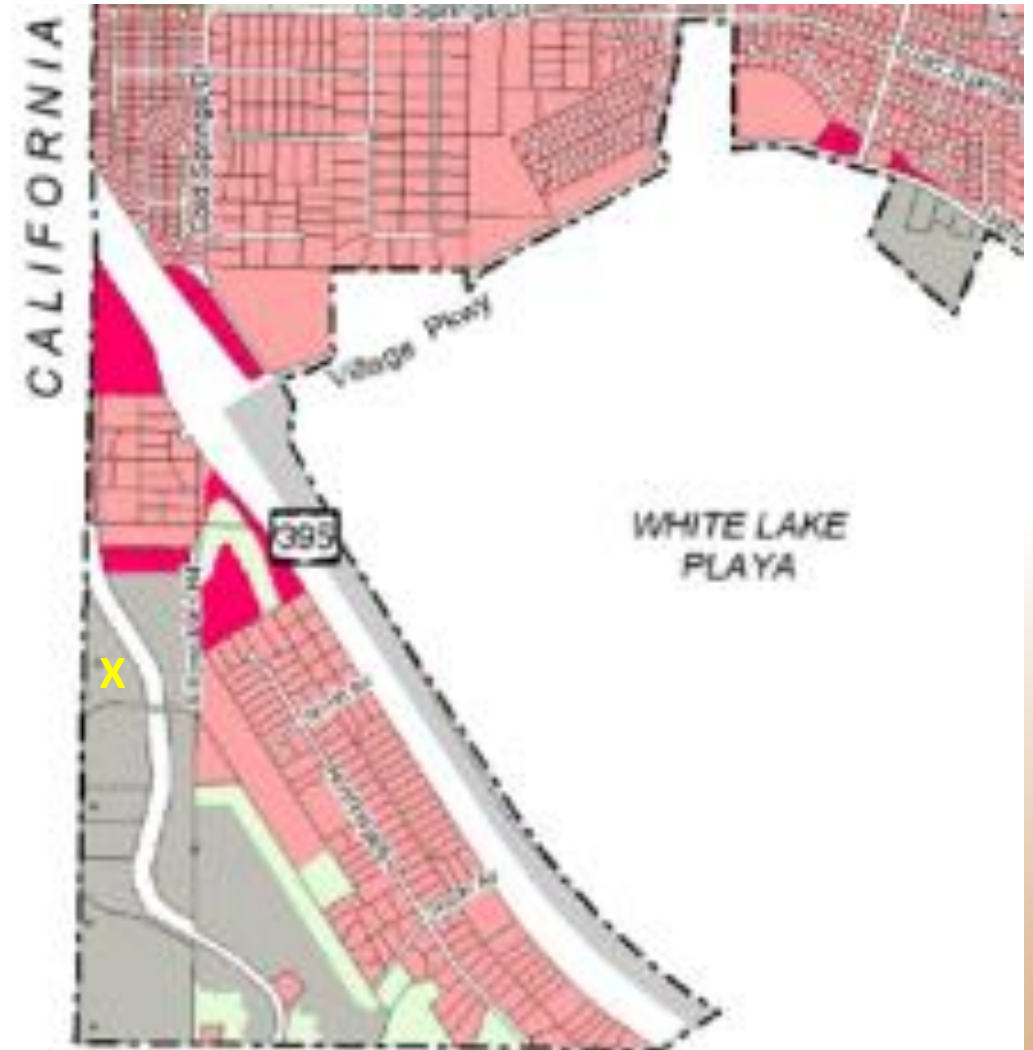
- ❑ Presents a quiet use – Copart is only open 8:00 AM – 5:00 PM (M-F)
 - ❑ Main site area not lit – if lighting is to be used it will only be at project entry to the site
 - ❑ Crashed vehicles are not driven and engines are not started – moved around site by forklift loaders
-
- ❑ 8-foot solid metal fencing around the site
 - ❑ 24-hour video monitoring
 - ❑ Video monitoring of site - night vision capable



Other Allowed Uses

- Following is a sample listing of some of the land uses that are “allowed by-right” in the I Zone:
 - Automotive Repair
 - Equipment Repair and Sales
 - Storage of Operable Vehicles
 - Data Center
 - Limited and Intermediate General Industrial
 - Light Wholesaling, Storage and Distribution
 - Agricultural Processing and Sales

COLD SPRINGS
MASTER PLAN MAP



Summary

Project presents a quiet industrial use that is allowed under industrial zoning designation.

Project is located within an industrial area with the closest abutting uses or land being UPRR, rural California and other industrial uses.

Either no or limited lighting will be employed at the site (Dark Skies Lighting)

Property is screened by topography or distance from residential to the east and north.

We agree with staff's recommendation of approval and that all of the legal findings can be made and request the approval of this application with the voluntary condition addressing a lesser need for parking with the proposed use.

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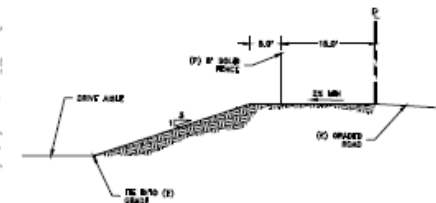
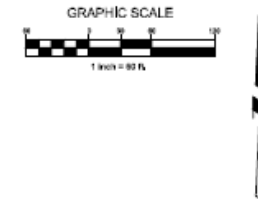
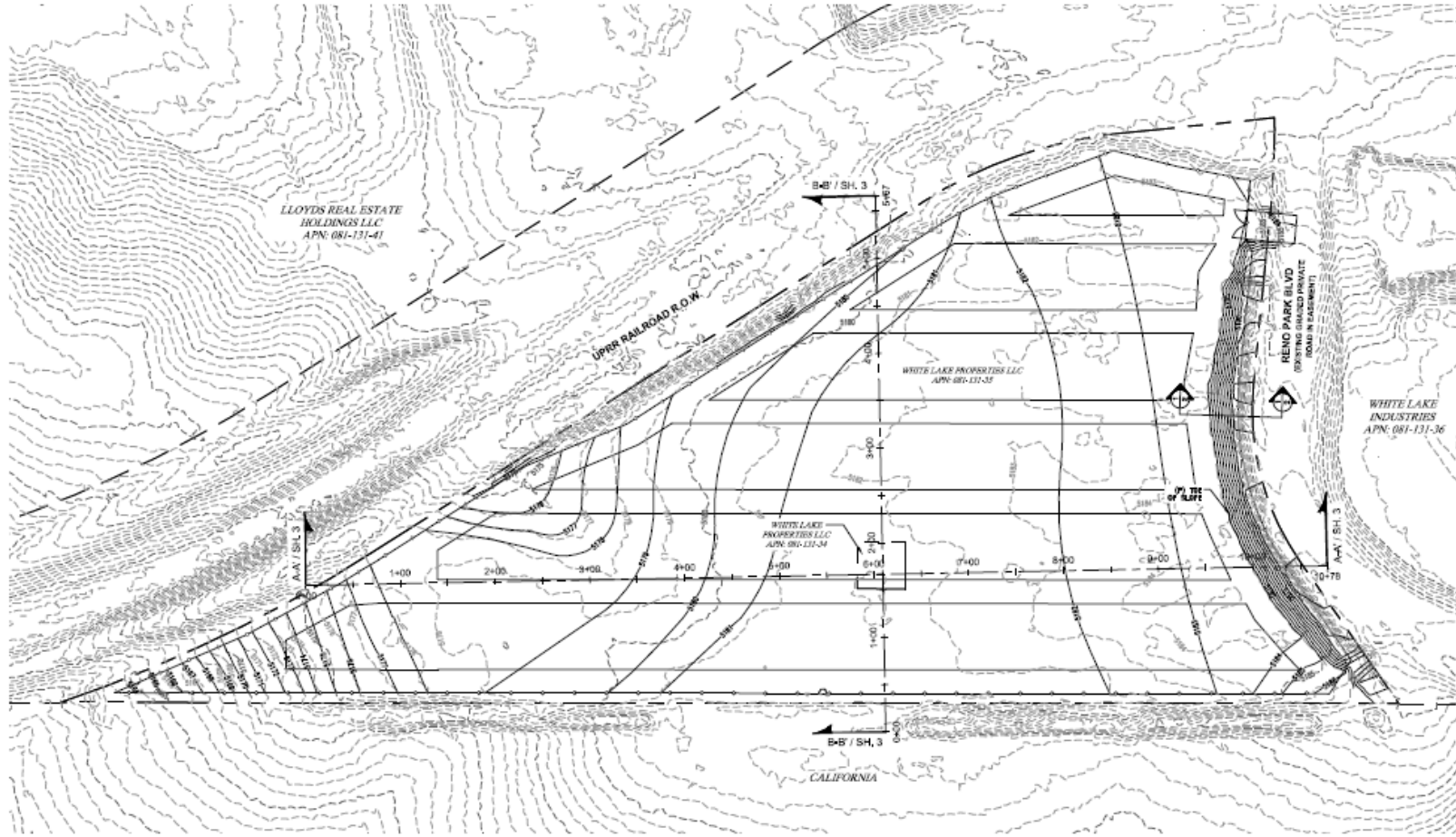
Questions?



Extra Slides - available if needed

Civil Engineers Prelim. Grading

COPART - 10 ACRE SUBLLOT PRELIMINARY GRADING PLAN



SECTION 1-1
N+3



COPART - 10 ACRE SUBLLOT
PRELIMINARY GRADING PLAN
SPECIAL USE PERMIT

RENO NEVADA

GFA, INC.
LAND SURVEYING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
TRUCKING & LOGGING • RENO, NEVADA 89502
775-850-1100 • 775-850-1105 • 775-850-1106 • 775-850-1107 • 775-850-1108 • 775-850-1109 • 775-850-1110 • 775-850-1111 • 775-850-1112 • 775-850-1113 • 775-850-1114 • 775-850-1115 • 775-850-1116 • 775-850-1117 • 775-850-1118 • 775-850-1119 • 775-850-1120 • 775-850-1121 • 775-850-1122 • 775-850-1123 • 775-850-1124 • 775-850-1125 • 775-850-1126 • 775-850-1127 • 775-850-1128 • 775-850-1129 • 775-850-1130 • 775-850-1131 • 775-850-1132 • 775-850-1133 • 775-850-1134 • 775-850-1135 • 775-850-1136 • 775-850-1137 • 775-850-1138 • 775-850-1139 • 775-850-1140 • 775-850-1141 • 775-850-1142 • 775-850-1143 • 775-850-1144 • 775-850-1145 • 775-850-1146 • 775-850-1147 • 775-850-1148 • 775-850-1149 • 775-850-1150 • 775-850-1151 • 775-850-1152 • 775-850-1153 • 775-850-1154 • 775-850-1155 • 775-850-1156 • 775-850-1157 • 775-850-1158 • 775-850-1159 • 775-850-1160 • 775-850-1161 • 775-850-1162 • 775-850-1163 • 775-850-1164 • 775-850-1165 • 775-850-1166 • 775-850-1167 • 775-850-1168 • 775-850-1169 • 775-850-1170 • 775-850-1171 • 775-850-1172 • 775-850-1173 • 775-850-1174 • 775-850-1175 • 775-850-1176 • 775-850-1177 • 775-850-1178 • 775-850-1179 • 775-850-1180 • 775-850-1181 • 775-850-1182 • 775-850-1183 • 775-850-1184 • 775-850-1185 • 775-850-1186 • 775-850-1187 • 775-850-1188 • 775-850-1189 • 775-850-1190 • 775-850-1191 • 775-850-1192 • 775-850-1193 • 775-850-1194 • 775-850-1195 • 775-850-1196 • 775-850-1197 • 775-850-1198 • 775-850-1199 • 775-850-1200

JOB NO: 20100.00 DATE: 12/8/2020

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Above and Beyond

- ✓ **ENHANCED COMPLIANCE MANAGEMENT**: Copart's Department of Equipment, Safety and Environmental Compliance is a national team of skilled management personnel who are committed to Copart's responsibilities to the environment and its employees
- ✓ **LOW EMISSION EQUIPMENT**: Copart is constantly updating its fleet of vehicles and equipment with models that have the most advanced emission systems available, currently many Tier IV Final units are making their way to Copart facilities across the country.
- ✓ **EFFECTIVE STORMWATER BMPS**: Copart facilities practice strict housekeeping and storm water management practices to ensure regulatory compliance and minimal environmental impact. Additionally, Copart successfully operates in some of the highest-regulated, environmentally sensitive areas in North America.
- ✓ **ENHANCED SPILL RESPONSE**: At Copart, spills are not just cleaned up, they are mitigated with FM186-2 which is a water-based, pH neutral solution that quickly breaks down and encapsulates hydrocarbons. FM 186 has been marketed by Environmental Chemical Solutions Inc. of Gig Harbor, Wash., since 1998. Copart's staff is thoroughly trained on how to use this product to eliminate any effect a spill has on the environment.