PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-17720 APN: 163-028-01-005

Name of Property Owner: CARS DB4, L.P.

Name of Applicant: Bob Olufs, Autonation

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: n/a

Partner(s): n/a

APN: n/a

CARS - DB4, L.P.
By: CARS - DB5PE 4, Inc.
By: Capital Automotive Real Estate Services Inc

Signature of Property Owner: [signature]
Asst Secretary

Print Name: [signature]

Subscribed and sworn before me

This 20 day of October, 2006

[signature]
Notary Public in and for said County and State

YOLANDA H. SMITH
COMMONWEALTH
OF
VIRGINIA
NOTARY PUBLIC

OCT 24 2006

SOUTH ELEVATION

DESERT TOYOTA ADDITION
6300 WEST SAHARA AVENUE

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ARCHITECTURE

SDR-17720
12/07/06 PC

ELEVATION PHOTOS OF EXISTING BUILDING

DESERT TOYOTA ADDITION
6300 WEST SAHARA AVENUE

CONCEPT DESIGN

SDR-17720
12/07/06 PC

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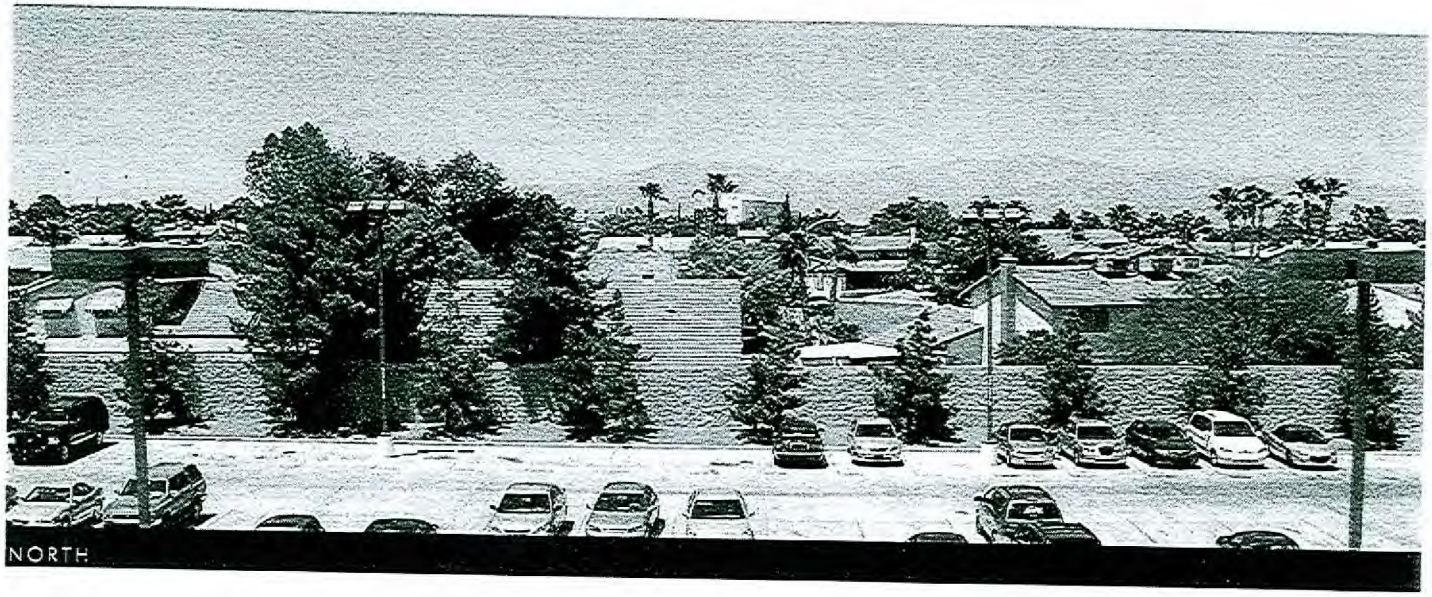
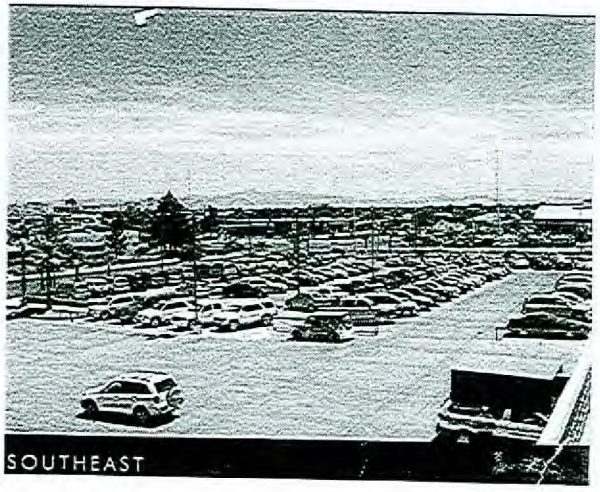


TOYOTA

EXISTING LANDSCAPE BUFFER



DESERT TOYOTA ADDITION
6800 WEST SAHARA AVENUE
CONCEPT DESIGN

SDR-17720
12/07/06 PC

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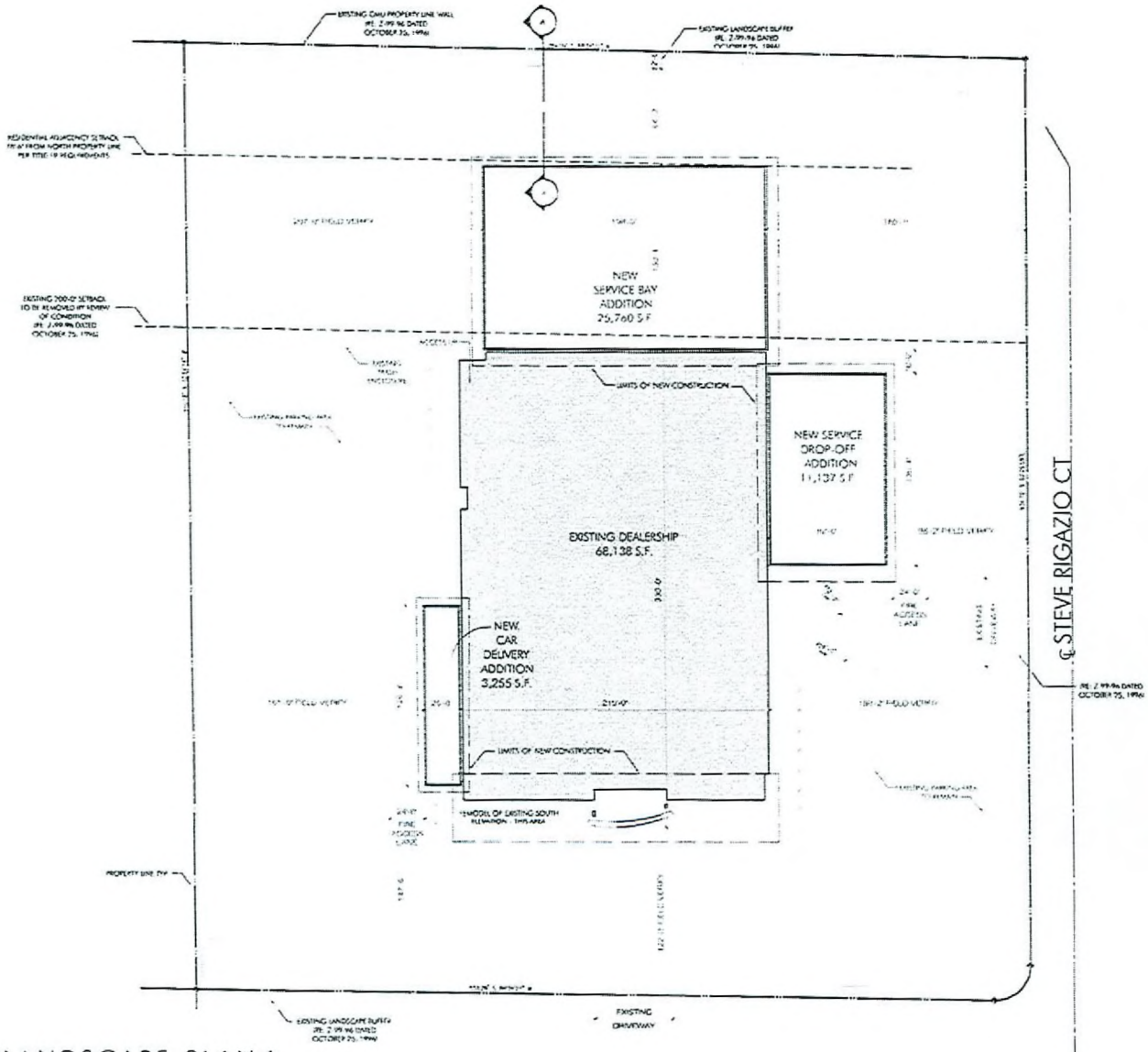

SITE/LANDSCAPE PLAN

SITE DATA

SITE INFORMATION

ASSESSOR'S PARCEL NUMBER — 163-01-211-011

SITE TABULATION

SITE AREA (S.F.)	385,574 S.F.
SITE AREA (ACRES)	8.85 ACRES
BUILDING COVERAGE	100,298 S.F.
ACTUAL SITE COVERAGE	26 %
LANDSCAPE AREA (S.F.)	77,306 S.F.
LANDSCAPE COVERAGE	20%

BUILDING

EXISTING BUILDING	68,138 S.F.
NEW CAR DELIVERY ADDITION	3,255 S.F.
NEW SERVICE BAY ADDITION	25,760 S.F.
NEW SERVICE DROP-OFF ADDITION	11,137 S.F.
TOTAL SQUARE FOOTAGE	108,290 S.F.

RESIDENTIAL ADJACENCY CALCULATION

29'-0" + (5% x 70'-0" FEET REQUIRED SET BACK FROM NORTH RESIDENTIAL PROPERTY LINE

SET BACK PROVIDED 35'-0"

PARKING TABULATION

PARKING REQUIRED

PARKING REQUIRED AUTO SERVICE AREA

5 STALLS PER 1 PER 300±1 GFA
56,760 S.F. / 300 = 244 STALLS + 5 = 304 STALLS TOTAL FOR SERVICE AREA

PARKING REQUIRED FOR SHOWROOM / RETAIL AREAS

1 PER 200±1 GFA
68,388 / 200 = 342 STALLS TOTAL FOR SHOWROOM / RETAIL AREA

PARKING REQUIRED FOR EMPLOYEES
(PER CONDITION 2 IN OF Z-99-96 OCTOBER 25, 1996)
100 STALLS

TOTAL PARKING REQUIRED	846 STALLS
ACCESSIBLE PARKING REQUIRED (2% OF TOTAL REQ'D)	17 STALLS

PARKING PROVIDED

GROUND LEVEL PARKING PROVIDED	824 STALLS
ROOF LEVEL PARKING PROVIDED (SEE ROOF PLAN)	241 STALLS
TOTAL PARKING PROVIDED	846 STALLS
ACCESSIBLE PARKING PROVIDED	19 STALLS

ADDITIONAL AREA, LANDSCAPE COVERAGE AND PARKING AREA TO BE PROVIDED AND SUBJECT TO CHANGE AND PROVIDED AS FOLLOWS: A) PRIOR TO REVIEW SHEET APPROVAL BY CITY PLANNER B) AGENCY

VICINITY MAP

DESERT TOYOTA ADDITION
6900 - 7000 EAST SAHARA AVENUE

SDR-17720
12/07/06 PC

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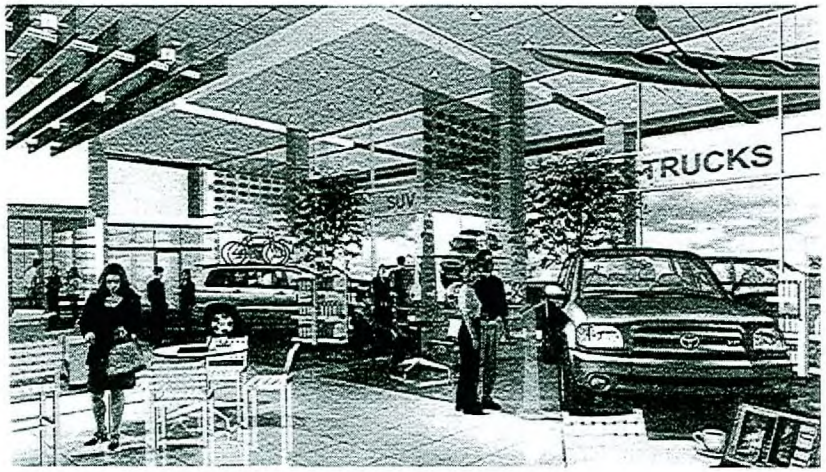
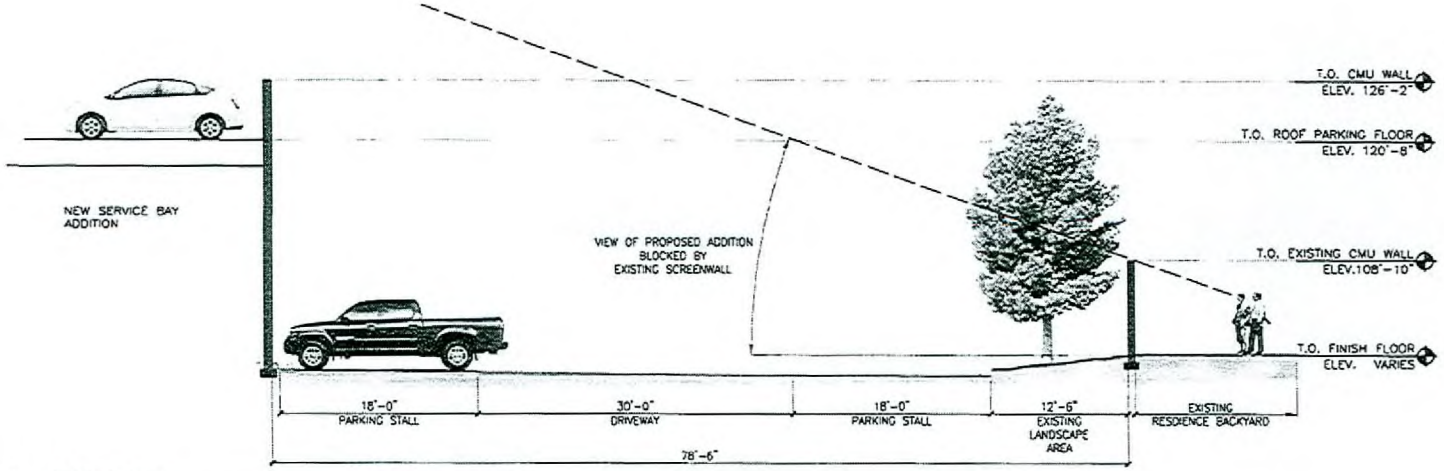


INTERIOR SHOWROOM



SITE SECTION

DESERT TOYOTA ADDITION
6300 WEST SAHARA AVENUE
CONCEPTUAL PLAN

SDR-17720
12/07/06 PC

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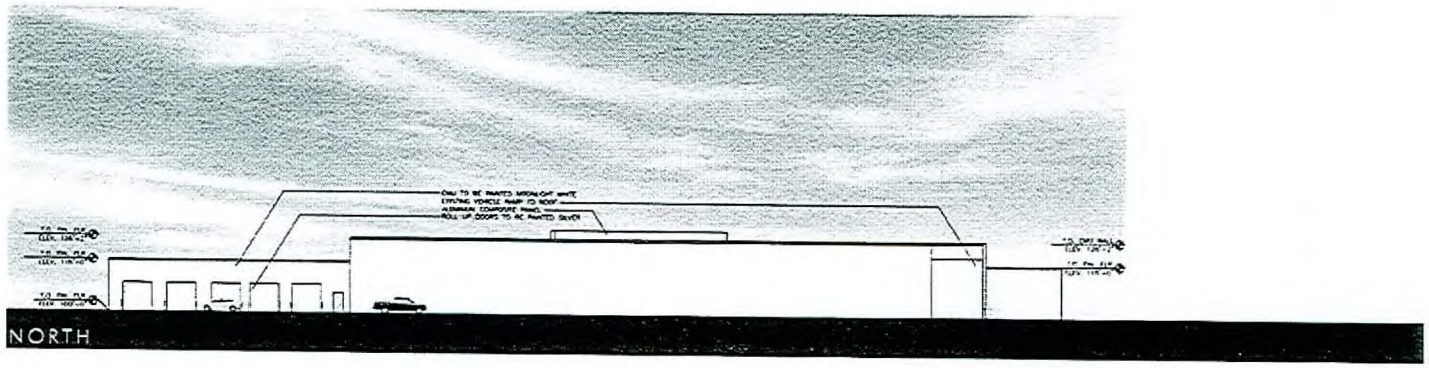
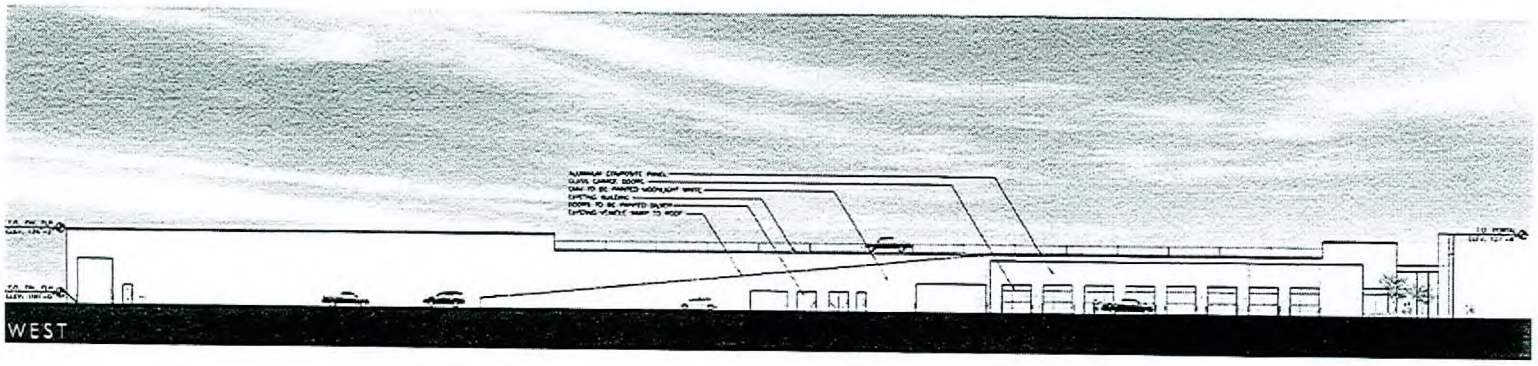
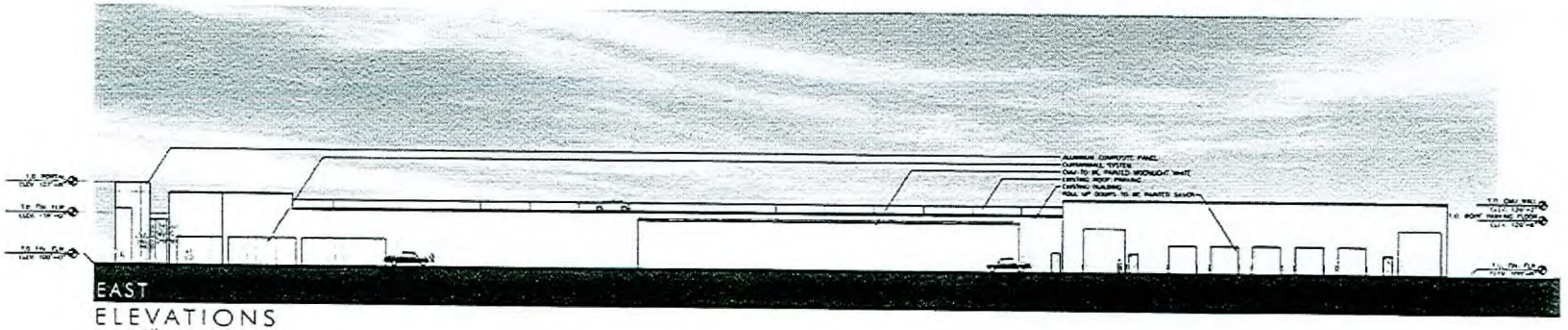
PLANNING DEPARTMENT







ELEVATIONS

DESERT TOYOTA ADDITION
6300 WEST SAHARA AVENUE
CONCEPT DESIGN

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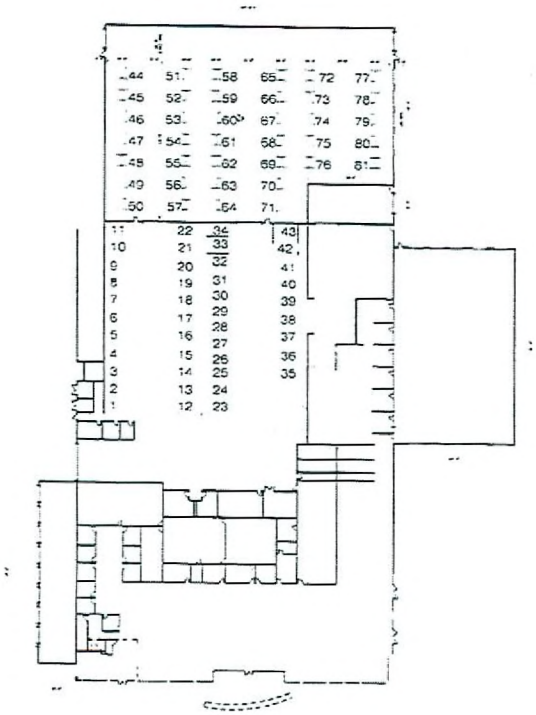
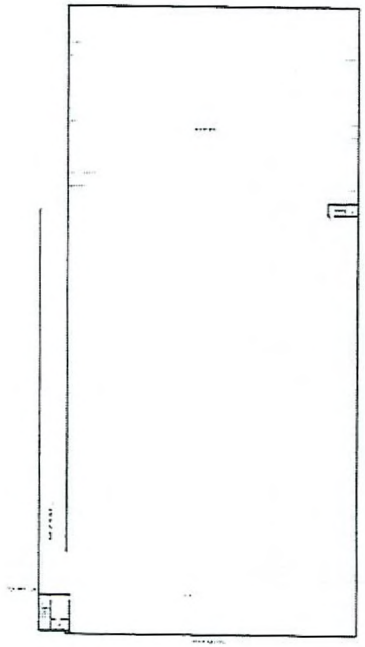
TOYOTA



FLOOR PLAN



ROOF PLAN

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DESERT TOYOTA ADDITION
8500 WEST SAHARA AVENUE

SDR-17720
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SDR 17720
Cars-DB4, LP

6300 W Sahara

Proposed 41.68 thousand square foot car dealership expansion.

Traffic produced by proposed development:

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	41.68	33.34	**1,390**
AM Peak Hour			2.05	**85**
PM Peak Hour			2.64	**110**
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

Sahara Avenue	
Average Daily Traffic (ADT)	57,356
PM Peak Hour *(heaviest 60 minutes)*	4589
Jones Boulevard	
Average Daily Traffic (ADT)	35,928
PM Peak Hour *(heaviest 60 minutes)*	2874
Torrey Pines Drive	
Average Daily Traffic (ADT)	15,146
PM Peak Hour *(heaviest 60 minutes)*	1212

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Sahara Avenue	51700
Jones Boulevard	34300
Torrey Pines Drive	32585

This project will add approximately 1,390 trips per day on Sahara, Jones and Torrey Pines. This will increase expected volumes by about 2 percent on Sahara, 4 percent on Jones and 9 percent on Torrey Pines. Torrey Pines is at about 46 percent of capacity, while Sahara and Jones are over capacity.

Based on Peak Hour use, this development will add roughly 110 additional

cars into the area; which works out to about two every minute.			
Note that this report assumes all traffic from this development uses all named streets.			