



U-Haul Moving and Storage

NEC 137TH Ave and Van Buren Street
Goodyear, Arizona

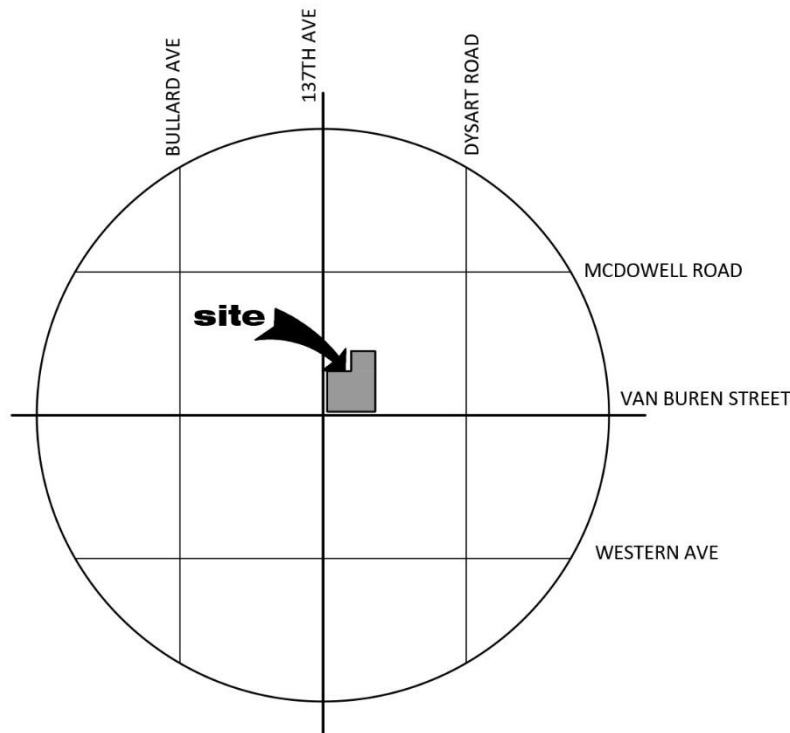
Special Use Permit: (SU 350)
Pre-App/Project Number: PRJ21-9189
Pre-App Meeting Date: 2/18/21
July 05, 2022

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Wisconsin
Wyoming



VICINITY MAP

SCALE: N.T.S.

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, AIA, VP



Narrative Project Summary:

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Goodyear's participation and counseling in regards to a Special Use Permit for the property located 13650 W Van Buren St. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 4.48-acre property is located at 13650 W Van Buren St. U-Haul is proposing to develop a four-story 171,872 SF climate-controlled U-Haul Moving and Storage Store and 18,616 U-box. Our uses consist of self-storage, U-Haul truck and trailer sharing, and related retail sales. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant.

The property is currently zoned C-2 (General Commercial). The use of self-storage and U-Haul truck and trailer share requires a Special Use Permit. U-Haul is proposing to apply for the permit to allow these uses.

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

The U-Haul Store:



U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.



- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.
- Items that may not be stored include: chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

Sustainability:

U-Haul takes pride in our award-winning sustainability practices and initiatives. We remain focused on reducing waste and dedicated to manufacturing reusable components and recyclable products. Our commitment to sustainability, through our products, services, and design philosophy, has helped us to reduce our impact on the environment. At U-Haul, we



are committed to sustainable development through environmental protection, social responsibility, and economic efficiency. Every year U-Haul develops many properties across the United States and Canada – from ground-up projects to existing building remodels. All projects utilize sustainable building techniques – from site selection in high-growth areas to using recyclable building materials where possible.

In conclusion, U-Haul looks forward to working with the City of Goodyear as you consider the Special Use Permit we are currently submitting.

Special Use Conformance:

Our proposed project satisfies the special use permit requirements for conformance with the evaluation criteria established in the Zoning Ordinance:

1. Why the special use is desirable or necessary to the public convenience or welfare;

Response: Our proposed U-Haul Moving and Storage store will promote business and provide a one-stop-shop for the moving and storage needs of the community. Nearby residential areas will benefit from our uses as we provide a valuable service to growing communities by offering both the storage and moving of household goods. By developing this property, we will be raising the property values of all surrounding properties while also providing a good tax revenue for the city. This project will allow for new jobs within the community. By doing so, we will be strengthening the financial stability and economic welfare of the area.

2. Why the special use is harmonious and compatible with other uses adjacent to and in the vicinity of the selected site;

Response: The uses for which we are requesting a special use permit, self-storage and U-Haul truck and trailer share, are suitable in view of the use and development of the adjacent and nearby commercial properties. It is our goal to work with the city to ensure our U-Haul facility is characteristic of the neighborhood.

3. Why is the special use in conformance with the General Plan;

Response: The special use is in conformance to the General Plan designation of Neighborhood. U-Haul Moving and Storage is a convenience business that serves the residential communities within a 3-5-mile radius. We are compatible with the land use goals within the 2025 General Plan, specifically as it relates to sustainability, the integration of land use planning and transportation planning, fostering a quality community and safety.

4. The special use will not be detrimental to surrounding properties or persons in the area due to (1) impact on the circulation system of the adjacent neighborhood (2) excessive noise or light generated from within the site (3) excessive scale or height in relationship to



surrounding properties (4) hours of operation (5) inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties (6) inconsistency with the development character or architecture of the adjacent properties.

Response: The proposed use of this project will not be detrimental to surrounding properties or persons in the area due to the above. Our proposed use will not adversely affect the existing use or usability of adjacent or nearby properties as we are complimentary to existing commercial uses. Self-storage acts as an excellent buffer between commercial and residential zones as it is quiet in nature and generates far less traffic than other commercial uses. On average, roughly 31 trips are made on a weekday and 53 trips on a weekend. These trips are typically made during the hours of 7 a.m. and 7 p.m. Nearby residential areas will benefit from our uses as we provide a valuable service to growing communities by offering residents the services of storing and moving their household items. It is our goal to work with the city to ensure our U-Haul store is characteristic of the neighborhood