

# AMERCO<sup>®</sup>

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## REAL ESTATE COMPANY

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### **Narrative Project Summary**

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Ramsey's participation and counseling in regard to a Conditional Use Permit for the property located at Hwy 10 & Riverdale Dr. Ramsey, MN. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 8.73-acre property is located at 8725 Riverdale Drive NW. U-Haul is proposing to develop a U-Haul Moving and Storage Store which would include the uses of self-storage, U-Haul truck and trailer sharing, and related retail sales. The proposed multi-story building, with a footprint of 37,728 sq. ft, is situated in the western part of the site. The building will be used for climatized self-storage and related retail sales. The retail sales area, spanning approximately 2,483 sq. ft, will be conducted on the first floor of the building in the proposed showroom area. Customer parking is provided at the front of both the multi-story and one-story storage buildings. A total of 12 parking spaces are provided in accordance with code section 560(b) for general retail. The proposed one-story storage building, totaling 11,200 G.S.F, is situated on the eastern part of the site and will be utilized for interior storage. U-Haul uses shunting lanes to temporarily stage their vehicles that are ready to be dispatched for customer use, located 70 feet east of the multi-story building. Additionally, we are also proposing additional sustainable drive-up storage units located in the northern portion of the property. This site will meet all the landscape standards as per the code. Please refer to the submitted concept site plan for additional details. This infill development will allow U-Haul to better serve the storage needs of the surrounding community and activate a property that is currently underutilized and vacant.

The property is currently zoned B-3 (Regional Business District). The uses of self-storage and Equipment Rental requires a Conditional use permit. U-Haul is proposing to apply for the permit to allow this use.

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 of use that serves 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.

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

U-Haul looks forward to working with the City of Ramsey as you consider the Conditional Use Permit application we are currently submitting.

Sincerely,

Sahithya Cheruku  
AMERCO Real Estate - Planner