STAFF REPORT

AGENDA ITEM: 10

CASE NUMBER: P.D. 18-17	**L.U.C.B. MEETING: May 10, 2018**
NAME:	U-Haul Moving and Storage of Memphis Planned Development
LOCATION:	3201 (3219) Austin Peay Highway: North side of Austin Peay Highway, 340+/- feet west of the Austin Peay Highway and Coleman Road intersection
COUNCIL DISTRICT(S):	District 1-Super District 9-Positions 1, 2 & 3
OWNER:	Troy CMBS Property, LLC
APPLICANT:	Amerco Real Estate Company
REPRESENTATIVE:	Stephany Sheekey
REQUEST:	Self-Storage, U-Haul Truck & Trailer Share & Display, Retail Sales & Installation of Towing Equipment
AREA:	21.88 acres
EXISTING LAND USE & ZONING:	Existing shopping center with a former big box retail store, a fast food restaurant (Dixie Queen labelled Long John Silver on the outline plan), a Pay Day Loan establishment labelled as Fox Photo on the outline plan, a former gasoline sales use and a bank in the Commercial Mixed Use-2 (CMU-2) District

CONCLUSIONS

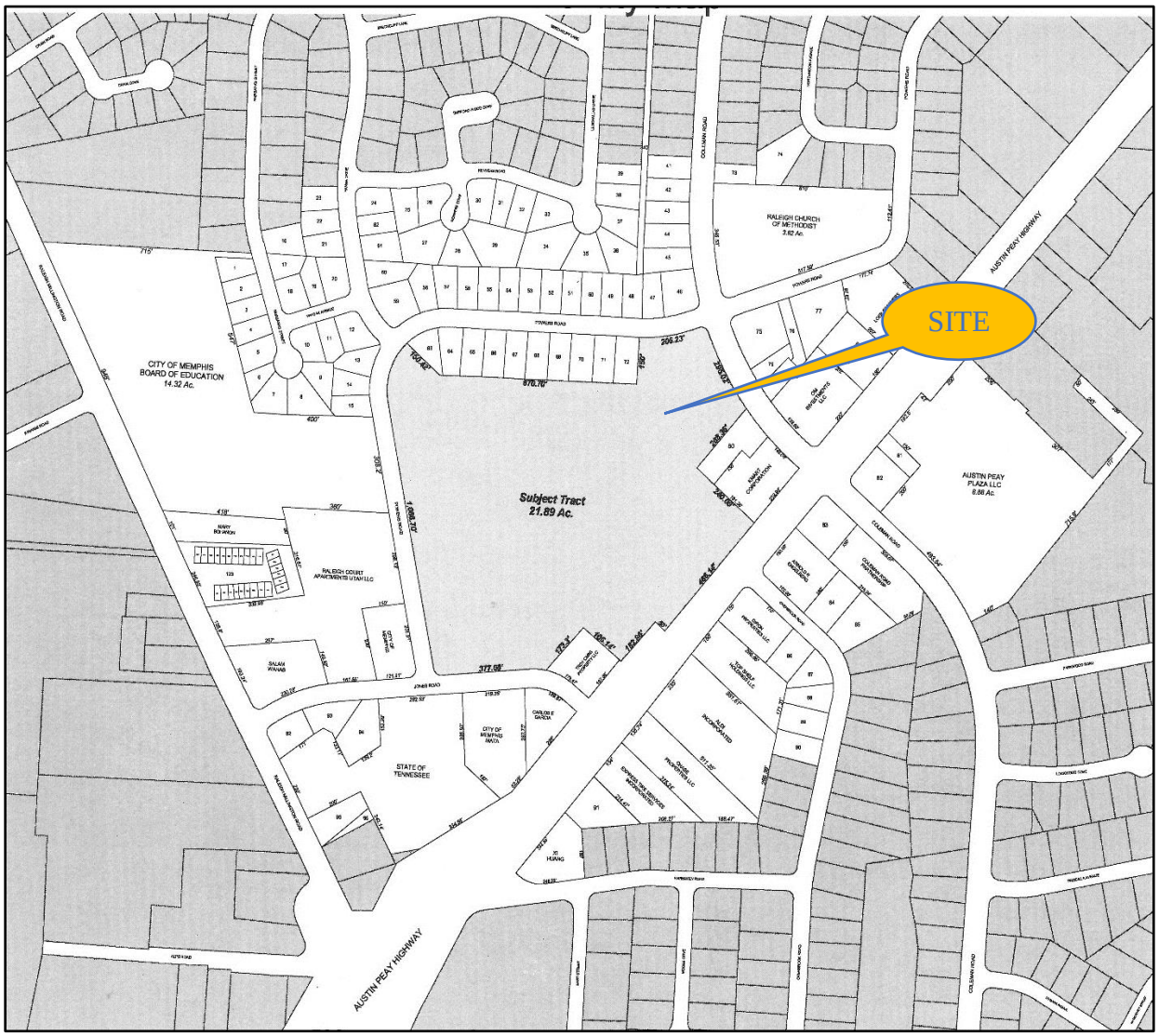
1. The site is located at 3201 (3219) Austin Peay Highway in the Raleigh Community. The site contains the former big box (Kmart) building, a Pay Day Loan establishment and a former gasoline sales use in the Broadmoor Park Shopping Center (Phase 39, Section 2) located near the southwest corner of Austin Peay Highway and Coleman Road
2. The applicant, Amerco Real Estate Company, is requesting a planned development to permit the adaptive reuse of the existing, vacant building addressed as 3201 (3219) Austin Peay Highway into a U-Haul facility.
3. The U-Haul truck and trailer sharing (rental) is not a permitted-by-right-use in the CMU-2 District. As such, the applicant is filing a planned development to permit the uses described in the applicant's letter of intent.
4. Based upon the applicant's responses and staff review, the site has complied with the Planned Development General Provisions.

RECOMMENDATION

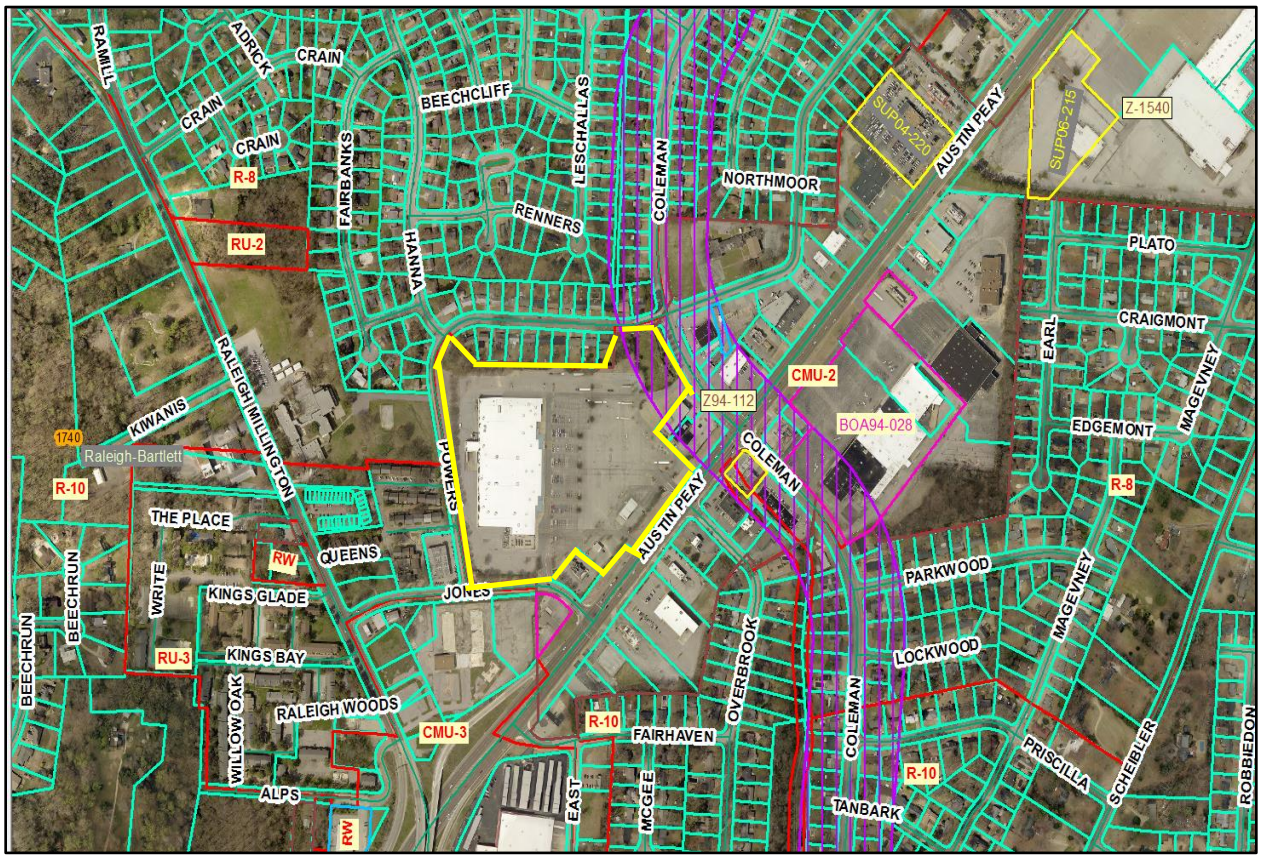
Approval with Conditions

Staff Writer: Marion Jones **E-mail:** marion.jones@memphistn.gov

VICINIY MAP


SITE
Subject Tract
21.89 Ac.
CITY OF MEMPHIS
BOARD OF EDUCATION
14.32 Ac.
RALEIGH CHURCH
OF METHODIST
3.62 Ac.
AUSTIN PEAY
PLAZA LLC
8.88 Ac.
STATE OF
TENNESSEE
AUSTIN PEAY HIGHWAY
AUSTIN PEAY HIGHWAY

ZONING MAP



The site is highlighted in yellow.

North: Along Powers Road (east-west segment), single-family detached houses in the Residential Single Family-8 (R-8) District.

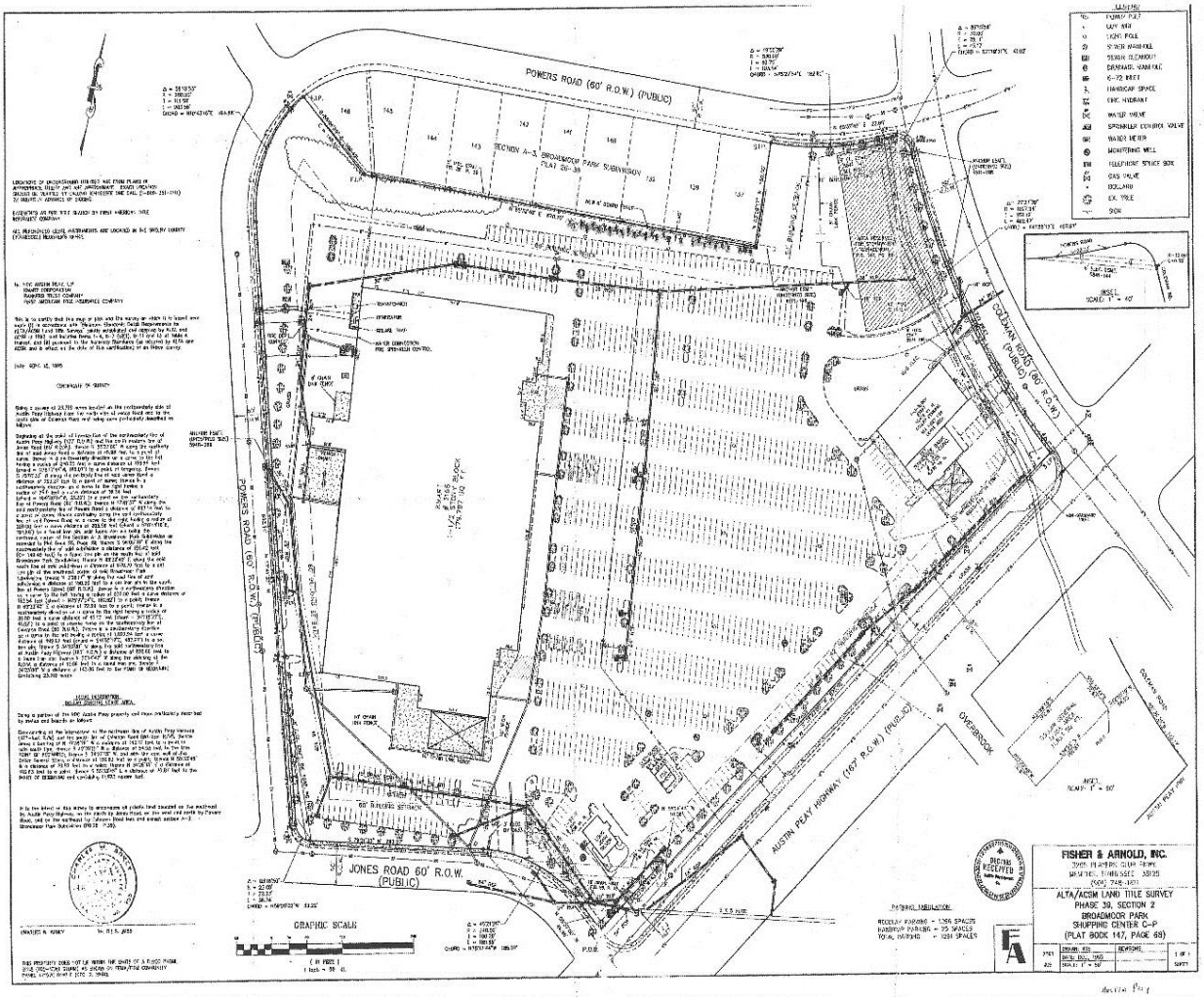
South: Across Jones Road, vacant auto repair building and vacant land and building acquired by the Tennessee Department of Transportation for right-of-way in the Commercial Mixed Use-3 (CMU-3) District.

East: Bank (First Tennessee Bank) on out parcel at the intersection of Austin Peay Highway and Coleman Road: Across Austin Peay Highway, various commercial uses in the Commercial Mixed Use-2 (CMU-2) District.

West: Across Powers Road (north-south segment), public library, townhouse development (Raleigh Court Townhouses) and rear of the school in the Commercial Mixed Use-3 (CMU-3) District

OUTLINE/FINAL PLAN

SURVEY



Neighborhood Meeting was held on April 30, 2018 at 137 West Illinois Avenue at 6 PM.

Neighborhood Summary: Not provided**.**

Public Notice Sign-in Sheet:

U-Haul Community Meeting
Welcome

Name	Address/Phone Number
Michelle Keller	3152 Overbrook 901-937-7636
Calvin E. Logan, Jr.	4971 Ridge Park Dr. 901-581-4412
Rhonda Logan	4971 Ridge Park Dr. 901-258-3273
Cameron Johnson	3471 Brewster Ave. 314 882-7588
Katina Johnson	" "
Tamela Johnson	3730 Lakehurst Dr.

Moving Made Easier

Sign Affidavit:

AFFIDAVIT

Shelby County
State of Tennessee

I, Carlos Vizcarra, being duly sworn, deposes and says that at 3pm am/pm on the 26 day of April, 2018 he/she posted a Public Notice Sign(s) pertaining to Case No. PD 18-17 at (address) 3201 Austin Peay Hwy, providing notice of a Public Hearing before the X Land Use Control Board, ____ Memphis City Council, ____ Shelby County Board of Commissioners for consideration of a proposed Land Use Action (X) Planned Development, ____ Special Use Permit, ____ Use Variance, ____ New Construction Site Plan Review, ____ Zoning District Map Amendment), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Owner, Applicant or Representative

04/26/18
Date

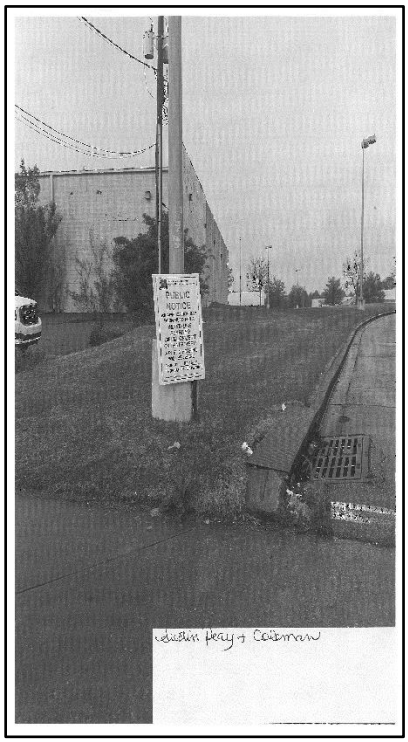
Subscribed and sworn to before me this 26 day of April, 2018.

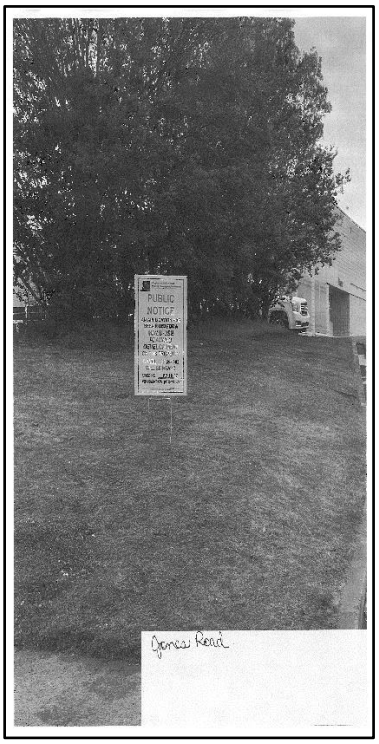
Notary Public

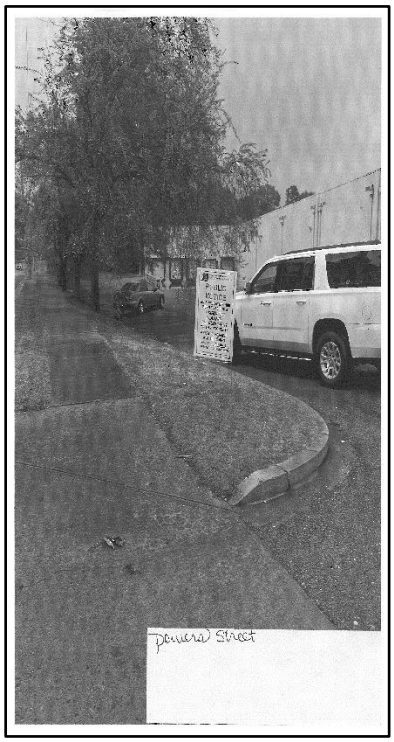
My commission expires: 7-14-2020

Notary Public State of Arizona
Maricopa County
Codie Church
My Commission Expires 07/14/2020

Public Notice Signs:







Public Notice: 121 public notices were mailed on Friday, April 27, 2018.

STAFF ANALYSIS

The site is located at 3201 (3219) Austin Peay Highway in the Raleigh Community. The site contains the former big box (Kmart) building, a pay Day Loan establishment and a former gasoline use in the Broadmoor Park Shopping Center (Phase 39, Section 2) located near the southwest corner of Austin Peay Highway and Coleman Road. Per information from the Assessor of Property, the building was constructed in 1995 and contains approximately 180,630 square feet. The building is setback from Austin Peay Highway and has access from Jones Road, Powers Road, Austin Peay Highway and Coleman Road. The site is 21.88 acres in size and is zoned Commercial Mixed Use-2 (CMU-2) District.

REQUEST

The applicant, Amerco Real Estate Company (real estate company is the wholly owned subsidiary of U-Haul System), is requesting a planned development to permit the adaptive reuse of the existing, vacant building addressed as 3201 (3219) Austin Peay Highway into a U-Haul facility. The U-Haul truck and trailer sharing (rental) is not a permitted-by-right-use in the CMU-2 District. As such, the applicant is filing a planned development to permit the following uses as described in the applicant's letter of intent:

> The proposed 21.88 acre property is located at 3201 Austin Peay Highway. U-Haul is proposing an adaptive reuse of the existing 178,176 SF building by converting it into a U-Haul Moving and Storage Store. Our uses consist of self-storage, U-Haul truck and trailer sharing, and related retail sales. The interior of the building will be retrofitted to house self-storage units. 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 outline plan also shows two buildings for outdoor or pull up self-storage, a vehicle display area along Austin Peay Highway and vehicle shunting in front of the showroom. In addition, the proposed hitch bay located next to the showroom will be use to install towing equipment that U-Hauls sells in the showroom/U-Haul Store. This installation will require an elevated ramp, and the installation will be performed using hand tools and air power tools.

The letter of intent further describes the U-Haul Stores as:

> **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.

The letter of intent further explains "The building will be used structurally as is with the exception of imaging and signage." The applicant explains "Custom site design for every U-Haul store assures that the facility compliments the community it serves."

4.10.3 Planned Development General Provisions

The governing bodies may grant a special use permit for a planned development which modifies the applicable district regulations and other regulations of this development code upon written findings and recommendations to the Land Use Control Board and the Planning Director which shall be forwarded pursuant to the provisions contained in section 4.10.3:

- The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.
- An approved water supply, community waste treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.
- The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, (see UDC sub-section 4.10.3C).
- Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.
- Homeowner's associations or other responsible party shall be required to maintain any and all common open space and/or common element.
- Lots of record are created with the recording of a planned development final plan.

The applicant's responses to these general provisions are provided on page 18. Based upon the applicant's responses and staff review, this development proposal complies with the Planned Development General Provisions.

The applicant did not submit architectural renderings or a set of conditions.

RECOMMENDATION: Approval subject to the following conditions:

I. Uses permitted:
   A. Indoor self- storage, retail sales and an office within the existing building.
   B. Truck and trailer rental and leasing.
   C. Truck and trailer display as shown on the outline plan along Austin Peay Highway. The display area shall not be elevated.
   D. Outdoor self-storage as shown on the outline plan.
   E. Installation of towing equipment only in a proposed bay next to the showroom using only an elevated ramp and hand & air power tools.
   F. Vehicle Shunting as shown on the outline plan.
   G. Prohibited Activities related to the self-storage use include but are not limited to the following:

      1. No activities other than the rental of storage units and pick-up and deposit of dead storage shall be allowed on the premises.
      2. Auctions except as required by state law.
      4. Commercial wholesale or retail sales, flea markets or peddling or miscellaneous or garage sales. (except as permitted in B.1 and B.2 a. above) or miscellaneous or garage sales. However, once a month, the management of the self-storage mini-warehouse complex may conduct a one-day auction or sale of abandoned or stored materials to settle unpaid storage bills in accordance with State of Tennessee regulations.
      5. Servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
      6. Operation by a lessee of power tools, spray painting equipment, table saws, laths, compressors, welding equipment, kilns, or other similar equipment.
      7. The establishment of a transfer and storage business.
      8. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
      9. Storage of hazardous chemicals, flammable liquids or combustible and explosive materials including filled gasoline and propane storage tanks.
   G. No electrical power supply shall be accessible to the renter/lessee of the storage unit with the exception of lighting fixtures and climate controls

II. Hours of Operation

A. Monday-Thursday	7 AM to 7 PM.
B. Friday	7 AM to 8 PM.
C. Saturday	7 AM to 7 PM.
D. Sunday	9 AM to 5 PM.

III. Bulk Regulations

The bulk regulation of the Commercial Mixed Use-2 (CMU-2) shall apply with the following exceptions:

A. A minimum building setback of 60 feet shall be provided along the Powers and Jones Road and Austin Peay Highway frontage.
B. A minimum building setback of 100 feet shall be provided along Coleman Road.

IV. Access, Circulation and Parking

A. The City Engineer shall approve design, location and number of curb cuts.
B. All private drives shall be constructed to meet applicable City Standards and provide a minimum pavement width of 22 feet exclusive of curb and gutter.
C. Internal circulation shall be provided between all developments, phases, sections and/or lots. Common ingress/egress easements shall be shown on the final plats.
D. All nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
E. Parking shall be provide as required by UDC, Sub-Section 4.5.3C and handicap accessible parking as required by UDC, Sub-Section4.5.3F
F. Bicycle parking shall be provided as required by the UDC, Sub-Section 4.5.3C.

V. Landscaping, Outdoor Site Lighting and Fencing

A. The applicant shall provide a landscape plan as required by the UDC, Section 4.6.3.
B. Interior landscaping shall be provided as required by UDC, Paragraph 4.5.5D (2-7).
C. A Class III, Type C buffer shall be provided along the full length of all property lines of the site abutting land zoned or used for residential purposes or an equivalent alternative may be approved of the Planning Director or his designee.
D. Plate S-9 shall be provided along the Austin Peay Highway frontage or an equivalent alternative may be approved by the Planning Director or his designee.
E. Plate S-3 shall be provided along the Coleman Road frontage or an equivalent alternative may be approved by the Planning Director or his designee.
F. Required landscaping shall not be placed on sewer or drainage easements.
G. All heating and air condition equipment (roof mounted or on the ground) shall be hidden from view from adjacent residential property or the public right-of-way by an opaque screen or architectural element of the building.
H. Refuse (dumpsters) container shall be completely screened from view from adjacent properties and the public right-of-way as required by UDC Sub-Section 4.6.8B.
I. Outdoor site lighting shall comply with UDC, Chapter 4.7
J. The applicant shall remove the 10’ chain link fence in front of the showroom as shown on the outline plan.
K. All fencing on the site shall comply with UDC, Section 4.6.7.

VI. Signs

A. Signs shall be in accordance with the CMU-2 District.
B. One detached center sign, maximum 200 square feet in area, maximum height 35 is permitted.

VII. Drainage and Sanitary Sewers

A. All drainage improvement to be provided in accordance with the UDC and the City of Memphis Drainage Design Manual.
B. All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owners' Association. A statement to this effect shall appear on the final plat.
C. The width of all existing off-street sewer easements shall be widened to meet current city standards.

VIII. The Land Use Control Board may modify the bulk, access, parking, landscaping, loading, screening, signage, and other site requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action file a written appeal to the Director of the Office of Planning and Development, to have such action reviewed by the Appropriate Governing Body.

IX. Any final plan shall include the following:

A. The outline plan conditions
B. Standard Subdivision contract as required by the UDC for any needed for any public improvements.
C. Architectural renderings of the building to illustrate the re-imaging and signage as required by Condition V.
D. Outdoor site lighting plan as required by UDC, Chapter 4.7.
E. The exact location and dimensions including height, of all buildings or buildable areas, parking areas, bicycle parking, drives, required landscaping, refuse containers, signs, fences, etc.
F. The number of parking spaces, including handicap accessible spaces.
G. A landscape plan containing all landscaping and screening to be provided as required by UDC, Section 4.6.3.
H. The location and ownership, whether public or private of any easement
I. All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owners' Association. A statement to this effect shall appear on the final plat. The instrument number for the property owner's association or other entity shall be provide on the final plat
J. The following note shall be placed on the Final Plat of development requiring on-site storm water detention facilities: "The areas denoted by 'reserved for Storm Water Detention shall not be used as a building site or filled without first obtaining written

permission from the City or County Engineer, as applicable. The storm water detention system located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures."

GENERAL INFORMATION

Street Frontage: 650+ feet along Austin Peay Highway
280+/- feet along Coleman Road
220+/- feet along Powers Road (east section)
863+/- feet along Powers Road (north section)
360+/- feet along Jones Road

Planning District: Raleigh Bartlett

Zoning Atlas Page: 1740

Parcel ID: 085028 00001C

DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

City Engineer:
CITY ENGINEERING COMMENTS DATE: **April 20, 2018**

CASE: **PD 18-17** NAME: **U Haul Moving and Storage of Memphis**

1. Standard Subdivision Contract as required in Section 5.5.5 of the Unified Development Code.

Traffic Control Provisions:
2. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department."

Curb Cuts/Access:
3. The City Engineer shall approve the design, number and location of curb cuts.

4. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.

Site Plan Notes:

5. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/egress easements shall be shown on the final plats.

General Notes:

6. The width of all existing off-street sewer easements shall be widened to meet current city standards.

7. All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association. A statement to this effect shall appear on the final plat.

8. Required landscaping shall not be placed on sewer or drainage easements.

9. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.

10. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

City Fire Division:	No comments received.
City Real Estate:	No comments received.
Shelby County Health Department:	No comments.
Shelby County Schools:	No comments received.
Construction Code Enforcement:	No comments received.
Memphis Light, Gas and Water:	No comments received.
Memphis Light. Gas and Water Address Assignment:	No comments received.
Neighborhood Associations:	No comments received.

APPLICATION and SUPPORTING DOCUMENTS

APPLICATION

Memphis and Shelby County
Office of Planning and Development
CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

APPLICATION FOR PLANNED DEVELOPMENT APPROVAL
(OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)

Date: _____ Case #: _____

PLEASE TYPE OR PRINT

Name of Development: U-Haul Moving and Storage of Memphis

Property Owner of Record: Troy CMBS Property LLC C/O Robert Sloan Phone #: (901)334-5703
Mailing Address: PO Box 927000 City/State: Hoffman Estates, IL Zip 60192
Property Owner E-Mail Address: robert.sloan@tscg.com
Applicant: Amerco Real Estate Company Phone # (602)263-6555
Mailing Address: 2727 N Central Ave 5N City/State: Phoenix, AZ Zip 85281
Applicant E- Mail Address: stephany_sheekey@uhaul.com
Representative: Stephany Sheekey Phone #: (863)412-9217
Mailing Address: Same as Applicant City/State: " Zip "
Representative E-Mail Address: Same as Applicant
Engineer/Surveyor: Same as Applicant Phone #
Mailing Address: City/State: Zip
Engineer/Surveyor E-Mail Address:
Street Address Location: 3201 Austin Peay Hwy Memphis, TN
Distance to nearest intersecting street: ~200ft (Jones Rd & Austin Peay)

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	21.88		
Existing Zoning:	CMU-2		
Existing Use of Property	Vacant		
Requested Use of Property	Self-Storage, U-Haul Truck & Trailer Share, & Retail Sales		

Medical Overlay District: Per Section 8.2.2D of the UDC, no Planned Developments are permitted in the Medical Overlay District.

Unincorporated Areas: For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: N/A Bedrooms: N/A

Expected Appraised Value per Unit: N/A or Total Project: N/A

1

Amendment(s): Is the applicant applying for an amendment to an existing Planned Development?
Yes [X] No [ ]

The following modifications to existing planned developments are considered amendments: 1) a change to the permitted uses in a planned development, except in situations where a use of a higher classification is proposed to be changed to a use of a lower classification; 2) a modification to conditions that phases the uses, and 3) a conversion of public streets. See Section 9.6.11E(1) of the UDC for further details.

4.10.3 Planned Development General Provisions
The governing bodies may grant a special use permit for a planned development which modifies the applicable district regulations and other regulations of this development code upon written findings and recommendations to the Land Use Control Board and the Planning Director which shall be forwarded pursuant to provisions contained in section 4.10.3:

Please address each sub-section below (Provide additional information on a separate sheet of paper if needed).

- The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.

  Please see attached

- An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.

  Please see attached

- The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses… (see UDC sub-section 4.10.3C)

  Please see attached

- Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.

  Please see attached

- Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.

  Please see attached

- Lots of records are created with the recording of a planned development final plan.

  Please see attached

REQUIREMENTS PRIOR TO APPLICATION SUBMISSION

PRE-APPLICATION CONFERENCE - Not more than six (6) months nor less than five (5) working days prior to filing an application, the applicant shall arrange for a mandatory pre-application conference with OPD.

Pre-Application Conference held on: 02/20/18 with Jeffrey Penzes

NEIGHBORHOOD MEETING – At least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2).

Neighborhood Meeting Requirement Met: ☐ Yes or ☒ Not Yet
(If yes, documentation must be included with application materials)

SIGN POSTING – A sign or signs shall be erected on-site no more than 30 days or less than 10 days prior to the date of the Land Use Control Board hearing. See Sub-Section 9.3.4C of the UDC for further details on sign posting.

I (we) hereby make application for the Planned Development described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf.

KMART CORPORATION
By: JoAnn Catanese 3/9/18 — 03/23/18
Property Owner of Record DVP, Real Estate Date — Applicant — Date

GUIDE FOR SUBMITTING
PLANNED DEVELOPMENT APPLICATION
(OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)

A **THE APPLICATION** - Two (2) collated sets of this application in accordance with the requirements of the Unified Development Code and as outlined below shall be submitted to OPD. The following information is required to be submitted for consideration as a complete application, and except for copies of the Outline and/or Site/Concept Plan, shall be provided on sheets of 8.5"x11" in size. The application with original signatures shall be completed either with legible print or typewritten. Each application set shall be compiled in the following order:

1) This application, 8.5"x11" Outline and/or Site/Concept Plan, Legal Description, Vicinity Map, 2-3 sets of gummed-backed Mailing Labels, 2 sets of paper copied Mailing Labels, Letter of Intent, 20"x24" Outline and/or Site/Concept Plan (folded), copy of Deed(s).
2) A compact disc with all submittal documents in "PDF" and any proposed conditions in "WORD".

(For additional information concerning these requirements contact Land Use Control Section at (901) 576-6601.)

Responses to 4.10.3 Planned Development General Provisions

General Provisions

- Our proposed use will not unduly injure or damage the use, value, or enjoyment of surrounding properties not unduly hinder or prevent the development of surrounding property, as we are complimentary to existing commercial uses. Additionally, 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 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 current development policies and plans of the City and County.

- As this is an adaptive reuse of an existing building, water supply, community waste water treatment and disposal, and storm water drainage facilities are already adequately provided.

- The location and arrangement of structures, parking areas, walks, lighting, and other service facilities are compatible with surrounding land uses.

- The CMU-2 zoning district is intended to provide for "commercial, office, and employment uses that serve through traffic as well as surrounding neighborhoods. Amending the planned development to allow for U-Haul truck share is compatible with the intent of this district and consistent with public interest.

- This is understood.

- This is understood.

LETTER OF INTENT

AMERCO
REAL ESTATE COMPANY
2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: stephany_sheekey@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the Shelby County's participation and counseling in regards to a Planned Development Amendment for the property located at 3201 Austin Peay Highway in Memphis, TN. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 21.88 acre property is located at 3201 Austin Peay Highway. U-Haul is proposing an adaptive reuse of the existing 178,176 SF building by converting it into a U-Haul Moving and Storage Store. Our uses consist of self-storage, U-Haul truck and trailer sharing, and related retail sales. The interior of the building will be retrofitted to house self-storage units. 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 CMU-2 and is within the Broadmoor Park Shopping Plaza Planned Development. The use of self-storage is permitted, will U-Haul truck and trailer share requires an amendment to the planned development. U-Haul is proposing to apply for this amendment to allow this use. The building will be used structurally as is with the exception of imaging and signage.

Custom site design for every U-Haul store assures that the facility compliments 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

U-Haul looks forward to working with Shelby County as you consider the above requested Amendment to the Planned Development.

Sincerely,

Stephany Sheekey
AMERCO Real Estate - Planner

Commissioner Brooks inquired about the re-use of the property.

Correspondence in Support of this Application: 0.

Correspondence in Opposition to this Application: 0.