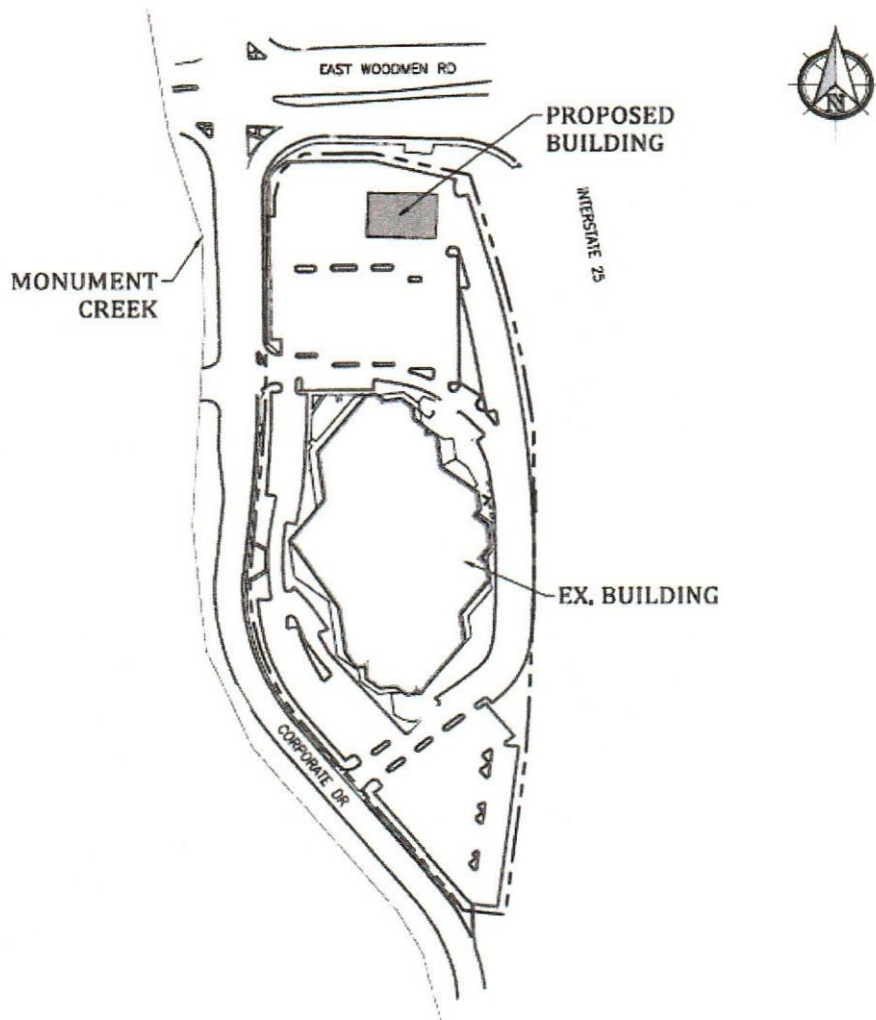




Project Statement
for
U-Haul @ Tiffany Square
6805 Corporate Drive
Colorado Springs, CO.
Project No 866071
July 24,20



Project Statement / Description:

AMERCO Real Estate Company / U-Haul International is proposing to build a new state-of-the-art single-story self-storage building at the north side of this site. Our business plan is to serve the needs and desires of the neighborhood as well as supporting the surrounding community

This self-storage building is proposed to be 8,245 square feet and not to exceed 42'-6" in building height. The building will be equipped with a double loading dock for deliveries of customer household goods. U-Haul customer representatives will be both available and responsible for loading / unloading of customer goods

Currently, there exists a two-story 100,259 SF building that provides office / tenant spaces along with U-Haul Showroom / Retail area and U-Haul future self-storage to our customers. This area of the site where we are proposing to build this single-story building is vacant of any structures. Existing storm-water features or other existing conditions will not be impacted by this building. The land is designated as Tax Schedule Number 880210399 with a total site area 439,505 SF or 10.44 acres.

Custom site designs for every U-Haul Moving and Storage center assures that the facility compliments the community it serves with architecturally compatible designs. The proposed site plan shall be consistent with the character and intent of the underlying district which is the Planned Business Center / CR CU HS district. Our site plan will not have a substantial adverse impact on the aesthetic character on the neighborhood, nor have any impacts on public safety or create nuisance conditions detrimental to the public interest or conditions likely to result in increased law enforcement response.

For more than 75 years, U-Haul has incorporated sustainable practices into its everyday operations. Today we remain focused on reducing waste and are 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.

Thank you

Jeff Gilley, Owners Rep.

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REAL ESTATE COMPANY

2727 NORTH CENTRAL AVENUE, 5-N • PHOENIX, ARIZONA 85004
PHONE: 602.263.6502

February 27, 2020

To: Daniel Sexton, AICP
Planning & Community Development
City of Colorado Springs

Re: Use Variance for U-Haul Equipment
6805 Corporate Drive. TSN: 6307406006

Dear Daniel:

As current owners of 6805 Corporate Drive, Amerco Real Estate Company is seeking approval of a use variance on behalf of our tenant, U-Haul Moving and Storage, to allow for six U-Haul 'JH' vehicles to be available for truck share at this location. The tenant has previously established U-Haul truck share but is limited to vehicles with a gross vehicle weight of 15,000 lbs. All U-Haul vehicles, with exception to one, meet the given gross vehicle weight threshold determined by the City. However, the 'JH' model has a gross vehicle weight of 25,999 lbs. The reason for this request is to allow U-Haul the ability to provide a more diverse lineup of vehicles for customers to choose from, as some customers require larger vehicles to move their items. This request will have no impact to our other existing tenants.

The three criteria for granting a use variance are as follows:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss.

The current zoning of this property is PBC (Planned Business Center). The PBC district is established to accommodate commercial land uses that preserve and enhance areas of retail and service establishments. U-Haul's previously established uses of self-storage, truck share, and related retail sales exemplifies the intent of the PBC district. As U-Haul has already established the use of truck share (vehicles under 15,000 lbs. GWWR), we are now seeking a variance to 7.2.302.C.2a which limits the gross vehicle weight to 15,000 lbs. Due to market demand and customer request, we would like to seek approval for 6 'JH' vehicles, with a gross vehicle weight of 25,999 lbs., to be available at this location. The variance request will have no effect on the usability of the property and will operate exactly as it would with exception to the weight. The vehicles will still be passenger vehicles and do not require a commercial license.

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2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner.

This variance is necessary for the preservation and enjoyment of a property right of the petitioner. The tenant has previously established U-Haul truck share but is limited to vehicles with a gross vehicle weight of 15,000 lbs. All U-Haul vehicles, with exception to one, meet the given gross vehicle weight threshold determined by the City. However, the 'JH' model has a gross vehicle weight of 25,999 lbs. The reason for this request is to allow U-Haul the ability to provide a more diverse lineup of vehicles for customers to choose from, as some customers require larger vehicles to move their items

3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.

The variance request will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of the property. The use is quiet by nature and limited in scope, as we are only requesting approval of 6 vehicles. This request is harmonious to existing uses on the property and will act to better utilize the property as a whole.

Sincerely,

Jeff Gilley
Owners Representative

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2727 NORTH CENTRAL AVENUE, 5-N • PHOENIX, ARIZONA 85004 PHONE:
602.263.6502

September 24, 2019

To: Daniel Sexton, AICP
Planning & Community Development
City of Colorado Springs

Re: Use Variance for U-Haul Equipment
6805 Corporate Drive. TSN: 6307406006

Dear Daniel:

As current owners of 6805 Corporate Drive, Amerco Real Estate Company is seeking approval of a use variance on behalf of our tenant, U-Haul Moving and Storage, to allow for six U-Haul 'JH' vehicles to be available for truck share at this location. The tenant has previously established U-Haul truck share but is limited to vehicles with a gross vehicle weight of 15,000 lbs. All U-Haul vehicles, with exception to one, meet the given gross vehicle weight threshold determined by the City. However, the 'JH' model has a gross vehicle weight of 25,999 lbs. The reason for this request is to allow U-Haul the ability to provide a more diverse lineup of vehicles for customers to choose from, as some customers require larger vehicles to move their items. This request will have no impact to our other existing tenants.

The current zoning of this property is PBC (Planned Business Center). The PBC district is established to accommodate commercial land uses that preserve and enhance areas of retail and service establishments. U-Haul's previously established uses of self-storage, truck share, and related retail sales exemplifies the intent of the PBC district. As U-Haul has already established the use of truck share (vehicles under 15,000 lbs. GWWR), we are now seeking a variance to 7.2.302.C.2a which limits the gross vehicle weight to 15,000 lbs. Due to market demand and customer request, we would like to seek approval for 6 'JH' vehicles, with a gross vehicle weight of 25,999 lbs., to be available at this location.

Site History

The subject property is located southeast of the intersection of East Woodmen Road and Corporate Drive within the city of Colorado Springs, El Paso County, Colorado. According to the El Paso County Assessor, the property consists of one irregular-shaped parcel encompassing 10.16 acres and is developed with a two-story building providing approx.. 201,515 GSF that was constructed in 1984/1985.

The building was initially developed as a retail mall with a six-plex theater. The mall was converted into office space in 1994, except for a restaurant and the theater. The theater

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operated until 2000, when it closed and was renovated in 2006 for a church. The entire second floor was converted into a call center for MCI in 1994 and was vacated in January 2005.

Historical aerial photographs dated 1955 through 1983 show the property as undeveloped land. The 1985 aerial photograph shows the property developed with the existing configuration of the existing building.

U-Haul International

Since 1945, U-Haul has been serving do-it-yourself movers and their households. Like many other successful ventures, the concept for U-Haul was generated out of need. After World War II, there existed the widespread need for do-it-yourself moving equipment that would be available on a one-way, nationwide basis. U-Haul co-founders L.S. "Sam" Shoen and his wife, Anna Mary Carty Shoen, recognized that need and acted upon it. The covered wagon of the pioneers morphed into orange U-Haul trailers. In the process, an industry was born

Discharged from the Navy in the summer of 1945, 29-year-old Sam and Anna Mary tried to rent a utility trailer to move their possessions from Los Angeles to Portland, Ore. It couldn't be done. They had to take only what they could fit in the car.

"Small luggage-type passenger automobile trailers were being rented from 'rental lots' in Los Angeles. Each lot had from 20 to 40 trailers which were rented locally. The Shoens reasoned that many other families had a need similar to theirs: the short-term availability of a trailer that could be rented "here" and left "there." No one, at that time, seemed ready or willing to serve

U-Haul launched in the summer of 1945. The first trailers were bought from welding shops or second hand from private owners. Within two weeks of leaving Los Angeles, the first U-Haul trailer was parked on a service station lot and being offered for rent. By the end of 1945, 30 4' x 7' open trailers were on service station lots in Portland, Vancouver and Seattle, Washington.

The company was not an overnight success. By the end of 1949, it was possible to rent a trailer one way from city to city throughout most of the United States and by 1955 throughout most of Canada. And the rest, as they say, is history. By the end of 1959, the U-Haul trailer fleet consisted of 42,600 trailers. Today, U-Haul customers' patronage has enabled the Company to maintain the largest rental fleet in the do-it-yourself moving industry which includes trucks, trailers and towing devices.

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Site Development

In March of 2017, AMERCO Real Estate Company, the Real Estate arm to U-Haul International purchased this property with building and is now working to revitalize by occupying the first floor with business tenants that include; Business office space of 578 SF for Living on the Edge, 4,062 SF of dine-in, take-out restaurant for Las Palmitas 2, 1,546 SF of mortgage office space for Indigo Mortgage, a radio station with admin / general office with studio utilizing 14,670 SF for Cumulus Radio Corp., 33,392 SF of church related / civic gatherings for Red Rock church and additional Vacant Tenant Space totaling 29,310 SF. U-Haul is located on the second floor (a portion which is street level) utilizing 100,643 SF of area that includes 2,849 Showroom / Retail area and 97,794 SF for Self-Storage.

Parking

U-Haul Center Operations require that all Equipment / Vehicle and Trailer Sharing (rentals) shall be located and staged for customer use in an organized fashion. Each center evaluates the parking needs for existing & future tenants, amount of sharing (rental) inventory required for its business daily activity, the ability to not conflict with or cause conflict due to its operations and be able to provide the best customer service possible by staging rentals in the best possible location.

Currently, the existing parking lot provides 633 parking spaces. Using the city code to determine "Off-Street Parking" requirements for each specific uses, we have determined the following;

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Tenant / Use	GFA / SF	City Code	Required Spaces	Provided Spaces
Living on the Edge / Office	578	1sp / 400 GFA	2	2
Los Palmitas / Resturant	4,062	1sp / 400 GFA	41	41
Indigo Mortgage / Office	1,546	1sp / 400 GFA	4	8
Cumulus Radio / Office	14,670	1sp / 400 GFA	37	60
Red Rock / Church (330 seats)	33,392	1sp / 4 seats	83	90
Vacant Space / Office	29,310	1sp / 400 GFA	74	80
U-Haul Showroom / Retail	2,849	1sp / 250 GFA	11	11
U-Haul Self-Storage / Mini Stor	97,794	No Requirement	0	15
		Total	252	307
		Total Spaces	633	228 Extra Available Spaces
U-Haul Equipment Sharing				98

The designated equipment sharing area is planned to be located on the northeast side of the existing parking lot (see plan below). This location is directly across from the U-Haul Showroom and will be the most convenient location for customers.