

# Extra Space Storage

## Project Fact Sheet



### **Request**

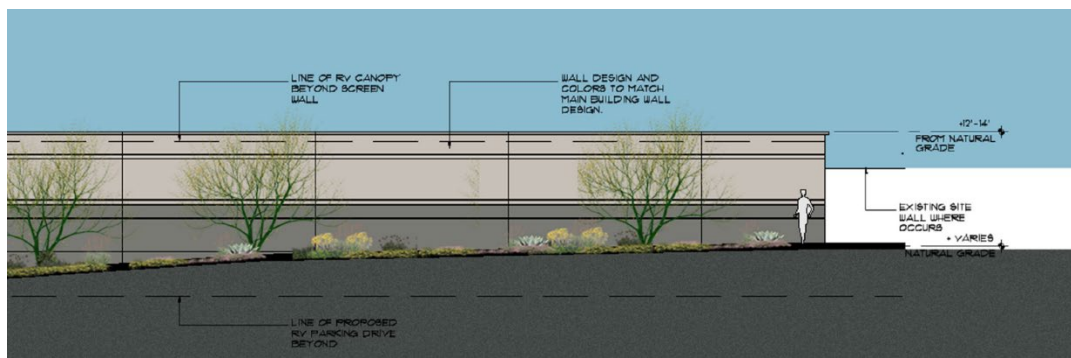
Extra Space Storage (“ESS”) is the second largest operator of self-storage facilities in the U.S. with over 1,800 locations. With decades of experience owning and operating self-storage facilities since 1977, ESS is recognized as a premier self-storage operator. ESS strives to be a positive contributor to every community it operates in and is specifically in tune with the community’s needs by providing self-storage that is secure, attractive, clean, and professionally managed.

In Oro Valley, ESS owns and operates the existing self-storage facility at 8710 North Oracle Road, Tucson, Arizona 85704. This facility was built in 1987 and has served thousands of Oro Valley residents and businesses for their self-storage needs. Because the existing facility was built before being annexed into the Town, it does not conform with the Town’s current design standards. ESS now proposes to update the appearance of the existing facility in line with Town design standards, and expand the facility onto the adjacent parcels to the north. This will improve the appearance of the facility from Oracle Road and will allow ESS to provide storage services to more local residents and businesses. The project details are as follows:

	Existing	Proposed	Totals
<b>General Plan Land Use Designation</b>			
Existing Facility	Neighborhood Commercial/Office	Community/Regional Commercial	
Adjacent Parcels	Neighborhood Commercial/Office	Community/Regional Commercial	
<b>Zoning</b>			
Existing Facility	C-2	PAD (Underlying C-2)	
Adjacent Parcels	C-1	PAD (Underlying C-2)	
<b>Use (Units)</b>			
Existing Facility	Self-Storage: 734 RV Parking: 17	No change	
Adjacent Parcels	None (vacant land)	Self-Storage: 392 RV Parking: 95	Self-Storage: 1,126 RV Parking: 112
<b>Building Height</b>			
Existing Facility	19'-6"	No change	
Adjacent Parcels	None (vacant land)	29"	
<b>Building Size (sq ft)</b>			
Existing Facility	78,106	No change	
Adjacent Parcels	None (vacant land)	49,386	127,492

### Project Highlights

- ESS is a trusted owner and operator of self-storage facilities. The existing facility has operated for decades as a low impact business in the community.
- Customers have access to their units from 6:00 AM to 10:00 PM daily. Office hours are Monday through Friday from 9:30 AM to 6:00 PM, Saturday from 9:00 AM to 5:30 PM, and closed Sunday.
- Proposal includes improvement of existing facility's appearance.
- Self-storage is a low traffic use that will have little to no impact on surrounding traffic systems.
- Vacancy is low at the existing facility. The expansion will allow ESS to provide more storage services to Town residents and businesses.
- The existing access on Oracle Road will be maintained. An additional ingress only access is proposed on Oracle Road, and an egress only driveway on Hardy Road.
- Security cameras will monitor loading areas and exterior areas of the buildings.
- New development is buffered by a 15 foot landscape buffer on the east side of the property which will include a 12-14 foot screening wall and vegetation. There is also a 20-foot-wide alley east of the landscape buffer. Together, there will be a total of 35 feet of buffer between the new development and neighbors to the east which will screen the proposal from view.



PARTIAL ENLARGED RV SCREEN WALL

SCALE: 1/8" = 1'-0"