



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.

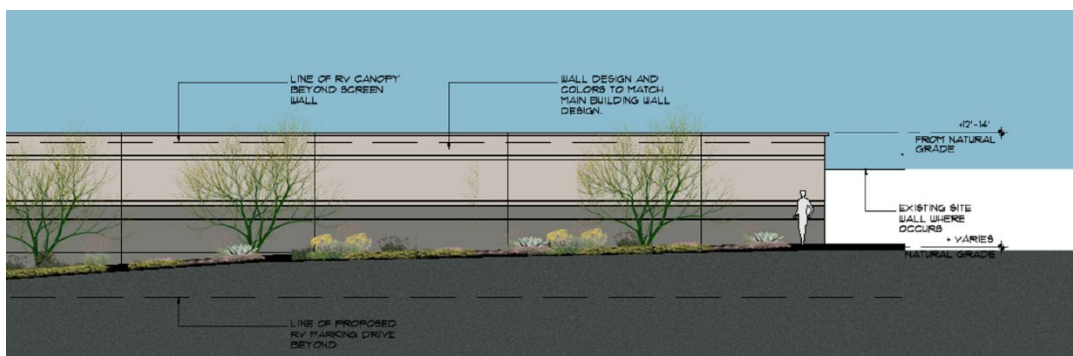
In Oro Valley, ESS owns and operates the existing self-storage facility at 8710 North Oracle Road, Tucson, Arizona 85704. This facility was built in 1987 and has served thousands of Oro Valley residents and businesses for their self-storage needs. Because the existing facility was built before being 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
General Plan Land Use Designation			
Existing Facility	Neighborhood Commercial/Office	Community/Regional Commercial	
Adjacent Parcels	Neighborhood Commercial/Office	Community/Regional Commercial	
Zoning			
Existing Facility	C-2	PAD (Underlying C-2)	
Adjacent Parcels	C-1	PAD (Underlying C-2)	
Use (Units)			
Existing Facility	Self-Storage: 734 RV Parking: 17	No change	
Adjacent Parcels	None (vacant land)	Self-Storage: 392 RV Parking: 68	Self-Storage: 1,126 RV Parking: 85
Building Height			
Existing Facility	19’-6”	No change	
Adjacent Parcels	None (vacant land)	30”	
Building Size (sq ft)			
Existing Facility	79,465	No change	
Adjacent Parcels	None (vacant land)	51,700	131,165

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 and egress access is proposed 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 (picture rendered below). 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.

If you have any comments or questions about this proposal, you may contact Ty Utton by phone at (480) 944-4189, or by email at tutton@roselawgroup.com



PARTIAL ENLARGED RV SCREEN WALL

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