

**EXTRA SPACE STORAGE**  
**Rezoning & General Plan Amendment**

**Public Outreach Plan**



North Oracle Road and West Hardy Road

**November, 2022**

**Resubmitted March, 2023**

**Resubmitted February, 2024**

**Prepared By:**

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## Introduction

Extra Space Storage (“ESS”) is the second largest operator of self-storage facilities in the U.S. with over 1,800 stores. 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, the ESS owns and operates the existing self-storage facility at 8710 North Oracle Road, Tucson, Arizona 85704 (APN 22514169A) (the “Existing Facility”). The Existing Facility was built in 1987 and has been used by hundreds of Oro Valley residents and businesses for their self-storage needs. ESS now proposes to expand the Existing Facility onto adjacent parcels APNs 22514169A and 22514166D (the “Adjacent Parcels”), which will allow ESS to provide its services to more residents and businesses. This expansion will require a number of entitlements from the Town of Oro Valley (the “Town”), which are described below. This Public Outreach Plan is required by the Town Zoning Code § 22.15.E.



## **Project Description**

The Existing Facility contains 734 self-storage units and 17 RV spaces on 4.26 acres, zoned C-2, and is located on the east side of North Oracle Road, just south of the N. Oracle Rd. and Hardy Rd. intersection. ESS proposes to construct an additional 392 units on the 4.77 acre Adjacent Parcels, which are currently zoned C-1 and are located north of the Existing Facility. Altogether, the proposal will result in 1,126 self-storage units and 116 RV spaces on approximately 9.03 acres.

In order to allow the proposed development, ESS intends to request a Type 2 (Minor) General Plan Amendment from the existing Neighborhood Commercial/Office to Community/Regional Commercial. Additionally, a rezoning from the existing C-1 and C-2 zoning districts to Planned Area Development (with underlying C-2) is proposed.

## **Identification of Interested Stakeholders**

ESS has been working to identify various stakeholders for this process including the site's immediately adjacent neighbors, property owners and homeowners' associations (HOAs) within 1,000 feet of the property, and other interested parties in order to keep them informed of this proposal and allow them the opportunity to provide feedback.

On January 13, 2023, the development team knocked on the doors of the five residential neighbors east of the proposal. Below are the results of that visit:

- 8755 Sunny Slope Dr, Oro Valley, AZ 85704 – **No answer, left information sheet and contact information in door.**
- 8735 Sunny Slope Dr, Tucson, AZ 85704 – **Spoke with resident. Asked general questions. Neutral on development, happy it's not apartments.**
- 8715 Sunny Slope Dr, Tucson, AZ 85704 – **Resident answered, but was unable to speak with us. Left information sheet and contact information.**
- 8665 Sunny Slope Dr, Tucson, AZ 85704 – **Resident answered, but was unable to speak with us. Left information sheet and contact information.**
- 8645 Sunny Slope Dr, Tucson, AZ 85704 – **No answer, left information sheet in gate (front courtyard).**

## **Proposed Neighborhood Meeting Process**

The proposals' neighborhood outreach process will meet or exceed the neighborhood meeting requirements provided in Section 22.15(F) of the Town Zoning Code. The proposed process is outlined below and will be updated as the proposal progresses, and scheduling is confirmed.

1. Informational Video: January 3, 2023
2. Neighborhood Meeting #1: January 19, 2023
3. Formal Rezoning and General Plan Amendment Submittal: March 17, 2023
4. Neighborhood Meeting #2: February 27, 2024

5. Sign Posting: Date TBD
6. Planning & Zoning Commission Hearing #1: Date TBD
7. Planning & Zoning Commission Hearing #2 (if required): Date TBD
8. Town Council Hearing: Date TBD

Pursuant to the Town Zoning Code, public meetings will be scheduled on a weekday evening in a facility accessible to the general public and that provides access for persons with disabilities; and notices will be provided to interested stakeholders at least 15 days prior to the meeting.