

AMERCO[®]

REAL ESTATE COMPANY

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Letter of Intent & Narrative Project Summary – Rezoning

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive Lowndes County's participation and counseling regarding a Rezone for the property located at 3871 Inner Perimeter Rd. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 5-acre property is located at 3871 Inner Perimeter Rd. U-Haul is proposing to develop the site into a U-Haul Moving and Storage Store. Our uses consist of self-storage, U-Haul truck and trailer sharing, and related retail sales. 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 R-10 (Suburban Density Residential). U-Haul is proposing to apply for a Rezone to CG (General Commercial) to allow for our proposed uses. The property is located in the Neighborhood Activity Center Character Area as defined by the Lowndes County Comprehensive Plan, which includes a predominant land use of *Commercial* in which CG (General Commercial) is a permitted Zoning District.

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type of use that serves 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.