

**U-Haul of Riverview
SEC McKellips Road and North Pasadena
Z15-040
Summary of Neighborhood Meeting***

Meeting Date: September 22, 2015

Meeting Location: Kerr Elementary School Media Center
125 East McLellan Road Mesa, AZ 85201

Meeting Time: 6:00 p.m.

The meeting began at approximately 6:02 p.m.

Nine neighbors attended. Also in attendance were W. Ralph Pew and Vanessa MacDonald of Pew & Lake, PLC and Zulema Longoria and Carlos Vizcarra of AMERCO/U-Haul Corporation.

Ralph Pew began the meeting by explaining the zoning process and the purpose for a neighborhood meeting. He explained that the case has been filed but that it was very early in the development process. This meeting is a step in the rezoning process required by the City of Mesa to gauge neighborhood support or opposition to a proposed project.

Mr. Pew further explained that this meeting was not intended to force a plan upon the neighbors, but rather to engage the community and start a dialogue about development on this parcel. He then explained the timing and nature of the zoning process; this case would next be heard by the Mesa Planning & Zoning Board, and the Mesa City Council. He emphasized that public input would be accepted and encouraged throughout the different hearing processes.

Mr. Pew gave a presentation on the project using the proposed site plan.

- He explained the building layout and proposed uses.
- It is proposed as a two-story building.
- Entrances are on McKellips and Pasadena.

Mr. Pew then opened the meeting up to questions from the neighbors. The questions are listed below. All answers, unless otherwise noted, are provided by Mr. Pew and are in **boldface**.

1) Will this site be open to the south?

There is an access point on Pasadena. We have aligned it so that it is directly across from Rose Street. The other access point will be on McKellips.

2) Will you have diesel/gasoline storage on the site?

No.

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- 3) What if an RV or Boat catches fire? What kind of fire protection will you have?

We will call the City of Mesa Fire Department in the event of a fire, and the site has been designed to provide appropriate access to emergency vehicles.

- 4) What kind of lighting will this site have?

There will be street lights installed along Pasadena, and the site will have lighting, the details of which will be provided to the City on a photometric plan. The City will ensure that there is adequate lighting for safety purposes, without light trespass onto the surrounding neighborhoods.

- 5) What is the height of the building?

Thirty feet.

- 6) What necessitates the zoning change from LC to ID-1?

This district has been chosen because it allows us to add uses to the site and limit others. Instead on zoning to a higher district, say General Commercial, we are able to allow the boat and RV storage without opening the site up to other uses that could be perceived as incompatible with the surrounding neighborhood.

- 7) Do you also own the self-storage facility to the east?

Yes. Our goal is to make this function as a self-storage campus and provide the many services that U-Haul has to offer in a single location.

- 8) Will you repair equipment or install hitches?

We will install hitches, so that individuals may rent the trailers we have to offer. However, preventative maintenance and repair to the fleet of trucks are done off site at the I-10 and Elliot Road facility.

- 9) When do you think this facility would be built?

We are looking to start in the third quarter of 2016.

- 10) Will this look like the Show Low location?

No. The better example would be the Gilbert and Houston location or the Chandler Boulevard east of I-10 location.

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11) What is the height of the boat/RV canopy?

14'-8".

12) What type of security will you have?

We will have 24-hour monitored security cameras which will be record the activities on the site.

13) What are the hours of operation?

The RV and boat storage will have 24-hour access, and the rest of the site will be open from 7:00 a.m. to 7:00 p.m. daily.

14) Can you extend the iron fence on Pasadena all the way to the south to prevent mischief from occurring in the landscape buffer?

That is a good idea and we will definitely explore that idea.

15) Comment: I'm not happy with the way the access point on Pasadena is directly across from June Street.

We will investigate other alternatives for this access point.

The meeting adjourned at 6:50. Smaller, individual conversations ensued between neighbors and the U-Haul representatives. Those conversations are not a part of this record.

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