

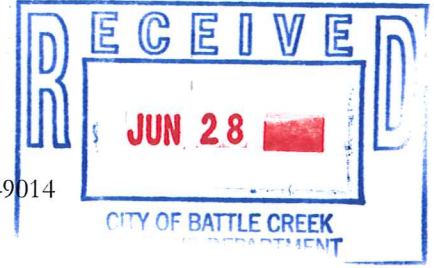


City of Battle Creek

Community Services - Planning and Zoning Division

City Hall • 10 N. Division Street, Ste. 117 • Battle Creek, Michigan 49014

Ph (269) 966-3320 • Fax (269) 966-3555 • www.battlecreekmi.gov



REZONING Application

Straight Rezoning
(to new zoning district)

Conditional Rezoning
(to allow specific use/development)

Petition No. 2-02-18

Date Received: _____

APPLICANT

NAME: AMERCO Real Estate- Holly Reading

ADDRESS: 2727 N Central Ave. Suite 500

PHONE: (602) 263-6555 FAX: (602) 277-5824

EMAIL: holly_reading@uhaul.com

OWNER (if different from applicant)

NAME: Beckley 46, LLC

ADDRESS: 2740 Bronson Blvd. CITY/STATE: Kalamazoo, MI ZIP: 49008

PHONE: _____ FAX: _____

EMAIL: THELL@THELL.com

****If the applicant is not the property owner, a letter signed by the owner agreeing to the Rezoning must be included with the application.**

EXISTING CONDITIONS

Address(es) of property for which the request is being sought: 5740 Beckley Rd. Battle Creek, MI 49015

Current use of the property: Vacant

List existing structures on the property, size, and the approximate age of each. Parcel Area 5.459± Acres

1 Story Brick & Concrete Block Building- 46,701± SF. Built in 1987.

Has property involved ever been the subject of a previous application? If yes, please list each one and the date the request came before the Planning Commission. No

FOR STRAIGHT REZONING REQUESTS ONLY:

Current Zoning of Property: _____

Requested Zoning District: _____

Describe land uses surrounding the subject property and those in the vicinity: _____

Would the rezoning place excess demands on public resources including roads, utilities, public safety, etc.?
Explain: _____

FOR CONDITIONAL REZONING REQUESTS ONLY (please attach extra pages if necessary):

What is the proposed use of the property that warrants the request? Provide specific details as to the use including square footage of each uses proposed for the property: Please see Narrative.

Please list all activities that will take place on the property if the request were approved?
Please see Narrative.

How many employees currently work on the property? How many will be added if the request is approved, and what days/times will they be onsite? Currently: 0. If request is approved 10-15. Hours are Mon.- Thursday: 7am- 7pm. Friday: 7am- 8pm. Saturday: 7am- 7pm. Sunday: 9am- 5pm.

Will the approval of the proposed use necessitate changes to the property, i.e. building construction, additional parking, landscaping, driveways, fencing? If yes, please provide a list of property improvements that will be associated with the development and attach a site plan/building elevations showing existing and proposed improvements. What is the cost of investment proposed if the development were approved?
The building will be used structurally as is with the exception of imaging and signage.

Approximate cost of the renovation will be \$60± Per SF.

Please see attached plan.

What are the proposed hours of operation? Please indicate if the proposed use will be temporary, seasonal, or long term in nature, providing dates and timeframes if applicable: Please see Narrative.

Explain the basis for which you feel this application should be approved. Please see Narrative.

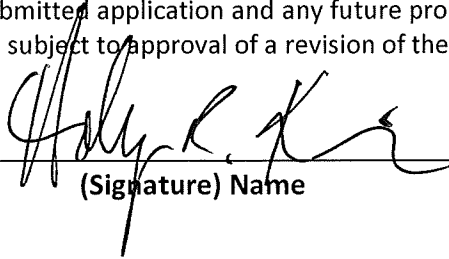
SUBMITTAL REQUIREMENTS

Each request requires the following items to be submitted along with the completed application; incomplete applications will not be forwarded to the Planning Commission.

1. Payment of a non-refundable \$600.00 filing fee, made payable to the City of Battle Creek.
2. An affidavit authorizing an applicant to act on behalf of the owner if the petitioner is not the owner.
3. Legal description of subject property and a list of all deed restrictions.
4. Property Site Plan, if site changes are proposed.
5. Building Elevations, if building elevation improvements are proposed.

APPLICANT SIGNATURE

By signing this application, the applicant hereby declares that all answers given herein are true to the best of their knowledge, and confirms that all information required for submission of a rezoning application have been submitted. Furthermore, the applicant understands that all any approval is based upon the contents of the submitted application and any future proposed change must be reviewed with the Planning Department and may be subject to approval of a revision of the rezoning by the Planning Commission and City Commission.


(Signature) Name

Holly R. Reading
(Print Name)

6/27/18
Date

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: holly_reading@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Battle Creek's participation and counseling in regards to a Conditional Rezone for the property located at 5740 Beckley Rd. Battle Creek, MI. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 5.459± acre property is located at 5740 Beckley Rd. U-Haul is proposing an adaptive reuse of the existing 46,701± SF building by converting it into a U-Haul Moving and Storage Facility. Our uses consist of self-storage, U-Haul truck and trailer sharing, and related retail sales. The interior of the building will be retrofitted to house self-storage units. 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 C6. The use of self-storage and Truck and Trailer Sharing requires a Conditional Rezone. U-Haul is proposing to apply for the rezone to allow for these uses. The building will be used structurally as is with the exception of imaging and signage. U-Haul will allow access to the parcel directly south of the property, parcel number: 52-0095-00-0900.

U-Haul will be providing a valuable service to the city, as we are a one-stop shop for the moving and storage needs of our customers. It is important to recognize the "significant economic and community development changes" that have occurred throughout the United States and the city of Battle Creek. A perfect example of this is the outdated "big-box" retailer such as Kmart and ToysRus/BabiesRus. These retailers are closing at a rapid pace leaving behind large buildings that then remain vacant for years at a time. By converting this building through an adaptive reuse, we are continuing a long and proud history of revitalizing commercial properties. We have been met with great success in turning these properties into productive businesses that both provide jobs and help promote infill development.

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

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

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will

typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.

- It is against policy for a business to be operated from a U-Haul storage room.

- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.

- Items that may not be stored include: chemicals, flammables, and paints.

- U-Haul stores are protected by video surveillance.

- U-Haul stores are non-smoking facilities.

- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Battle Creek as you consider the Conditional Rezone that we are currently submitting.

Sincerely,

Holly Reading Keilman
AMERCO Real Estate - Planner

Beckley 46, LLC
2740 Bronson Blvd.
Kalamazoon, MI 49008

City of Battle Creek
Community Services Planning & Zoning Division
10 N Division St. Ste. 117
Battle Creek, MI 49014

RE: Rezoning Application- Applications Processing Authorization

To Whom It May Concern:

The purpose of this letter is to formally authorize the firms and individuals identified below to file and process all necessary applications, including but not limited to Conditional Rezoning Application, and related application requests and site plan review applications which may be related to securing entitlements for the development of the referenced property.

- Amerco Real Estate Company, including but not limited to its representatives, Carlos Vizcarra, and Holly reading
- Architectural, engineering, or related firms that may be engaged throughout the referenced application processes

BECKLEY 46, LLC (print name) has the development rights for the property identified above.

Sincerely,
THELL M WOODS
MEMBER, BECKLEY (print name)
46, LLC



[SIGNATURE]



AERIAL

N.T.S

TAX PARCEL NUMBER: S.E. 0006-00-270-0
PARCEL OWNER: MINGO'S MILL OWNER LLC
3747 BECALY RD
BATTLE CREEK, MI 49015-4184

TAX PARCEL NUMBER: S.E. 0006-00-040-0
PARCEL OWNER: MICHIGAN DEPARTMENT OF TRANSPORTATION
RECALY RD BEANS
BATTLE CREEK, MI 49015-0000

SEE PLAN SHEET S.E. 0006-00-270-0 FOR DETAILS

1. 10' WIDE CONCRETE DRIVEWAY
MINIMUM DRIVEWAY WIDTH: 10' WIDE, 10' WIDE DRIVEWAY

2. 10' WIDE CONCRETE DRIVEWAY
MINIMUM DRIVEWAY WIDTH: 10' WIDE, 10' WIDE DRIVEWAY

3. 10' WIDE CONCRETE DRIVEWAY
MINIMUM DRIVEWAY WIDTH: 10' WIDE, 10' WIDE DRIVEWAY

4. 10' WIDE CONCRETE DRIVEWAY
MINIMUM DRIVEWAY WIDTH: 10' WIDE, 10' WIDE DRIVEWAY

5. 10' WIDE CONCRETE DRIVEWAY
MINIMUM DRIVEWAY WIDTH: 10' WIDE, 10' WIDE DRIVEWAY



PROPOSED SELF-STORAGE 2,400 S.F.
PROPOSED SELF-STORAGE 2,400 S.F.
PROPOSED SELF-STORAGE 2,400 S.F.

PROPOSED SHOWROOM
2,800 S.F.
GARAGE
1,318 S.F.

PROPOSED U-HAUL EQUIPMENT SHUNTING

PROPOSED SELF-STORAGE 2,400 S.F.

PROPOSED U-HAUL DISPLAY

PARCEL AREA
237,734 SQUARE FEET
5.455 ACRES

EXISTING
ONE STORY BUILDING
46.701 S.F. (FOOTPRINT)

