



PLANNING COMMISSION  
JANUARY 09, 2020



Rezoning Request  
19-ZONE-0069

*Submitted  
@ PC on 1/9/2020*



## REQUEST



- Change in zoning from C-2 to C-2 with a Conditional Use Permit for mini-warehousing
- This change in zoning will allow the neighboring U-Haul property to expand their services to more customers
- Construction of a new 17,000 square foot (footprint), 4-story building providing indoor, climate-controlled self-storage
- Revitalizes an underutilized commercial street corner



Existing U-Haul Moving Center at 4612 Preston Highway



Current Property Conditions

Rezoning Request  
19-ZONE-0069





Interstate 65

PRESTON HIGHWAY

PROPOSED U-HAUL STORAGE

EXISTING U-HAUL MOVING CENTER





**U-HAUL**

Moving & Storage  
of Preston Hwy

**Date:**

November 01, 2019

**Description:**

Paint Callout

**Client:**

**U-HAUL** 773053

**Location:**

4612 Preston Hwy.,  
Louisville, KE 40213

**Project Status:**

Conceptual  
Pending Approval  
773053 MSTR Art-AC01

**Jobs Accomplished:**

Concept Design - 1  
Design Presentation - 1

**Additional Notes:**

●  
Aquarium  
(SW6767)

●  
Natural  
Choice  
(SW7011)

●  
Nurture Green  
(SW6451)

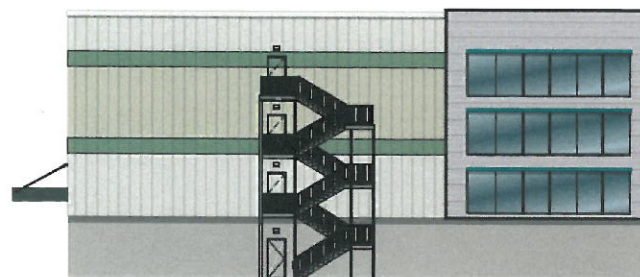
SW 6767 Aquarium

SW 6451 Nurture Green

SW 7011 Natural Choice



— EAST ELEVATION —



— SOUTH ELEVATION —



— NORTH ELEVATION —



— WEST ELEVATION —

**am**  
ADVERTISING & MARKETING ASSOCIATES, INC.  
ARCHITECTURAL DESIGN & FACILITY IMAGING



**U-HAUL**

Moving & Storage  
of Preston Hwy

**Date:**

November 01, 2019

**Description:**

Building Material Callout

**Client:**

**U-HAUL** 773053

**Location:**

4612 Preston Hwy.,  
Louisville, KE 40213

**Project Status:**

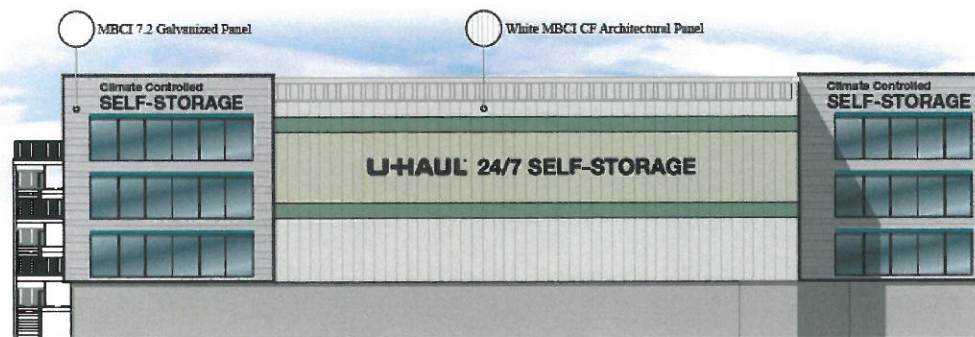
Conceptual  
Pending Approval  
773053 MSTR Art-AC02

**Jobs Accomplished:**

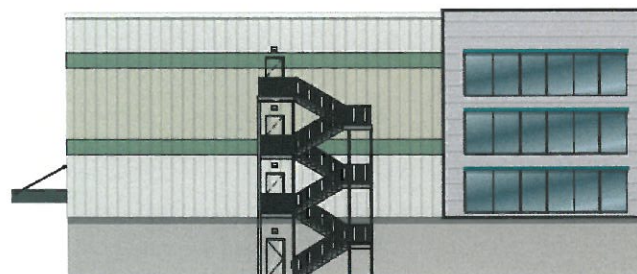
Concept Design - 1  
Design Presentation - 1

**Additional Notes:**

# MATERIAL CALLOUT



**EAST ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**

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**U-HAUL**

Moving & Storage  
of Preston Hwy

**Date:**

November 01, 2019

**Description:**

Proposal Building Design

**Client:**

**U-HAUL** 775053

**Location:**

4612 Preston Hwy.,  
Louisville, KE 40213

**Project Status:**

Conceptual  
Pending Approval  
775053 MSTR Art-AC04

**Jobs Accomplished:**

Concept Design - 1  
Design Presentation - 1

# ARCHITECTURAL RENDERINGS



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING





# U-Haul Security Features

## Security features found in U-Haul Centers

- “State-of-the-Art” Burglar/Max Alarm System, includes 24 Hour monitoring and interior motion detectors on all storage floors, stairwells and main showroom
- Hands Free Intercom System, able to communicate to all Max Stations throughout all floors of storage, specifically designed for customer use
- 24 Hour Digital, Color Video Surveillance, with remote & web base viewing
- Individually Alarmed Rooms, armed & disarmed by a Keypad/Card swipe
- Programmable, automatic security gates which only allow paying customers to access exterior storage.
- 16+ Color/ Black & White, Day and Night Cameras, will display facilities interior, exterior and elevator
- Multiple, Audible Sirens for Storage and Burglar Alarms
- The Exclusive U-Haul patented latch contact used in all storage units



# U-Haul's Sustainability Programs

- **Box Exchange Program**
  - Facilitating Multiple Reuses
- **Fuel Economy Gages**
- **U-Car Share**
- **100% Biodegradable Packing Peanuts made of starch mixture, replacing styrofoam and reducing landfill waste**
- **Moving Blankets Manufactured from Denim and cotton/ polyester**
- **Re-Use Centers at Storage Locations**
- **Telecommute program**
- **The Conservation Fund- Go Zero**
- **Placing U-Haul Dealerships and equipment in neighborhoods, reducing customer fuel consumption and CO2 generation when obtaining and returning rental equipment**



# U-Haul's Sustainable Development

**Our centers are constructed with methods and products that reduce energy consumption:**

- Using Butler MR-24 Metal Roof System has a life cycle of 35+ years, is Energy Star compliant, and recyclable
- Mobile storage rooms made from 95% reused material
- Motion Sensor Lighting in Storage Centers
- Permeable ground cover for rental equipment parking and self-storage drives. Reducing development footprint, recharging the ground water, and lowering impact on municipal water management systems
- Partnership with Arizona State University on incorporating sustainable architecture into U-Haul Centers
- Locating U-Haul Centers near public transportation lines to reduce customer fuel consumption and CO2 emissions



# Traffic Studies & Commercial Uses

**Our truck and self-storage uses generate less traffic than most other commercial uses.**

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