

JAN 03 2017

SU161203 – Specific Use Permit – Move It Self Storage

Planning Dept.

Operational Plan

This plan consists of converting existing commercial retail space along Robinson Road into self storage space as well as incorporating auto rentals at Move It Self Storage – Grand Prairie.

Move It Self Storage acquired this facility at 1102 Enterprise Street (currently updating to 2422 Robinson Road) in July of 2016. Hours of operation are Monday – Friday, 9am-6pm; Saturday, 9am-3pm; closed on Sunday. Gate hours are 6am-10pm, seven days per week. Currently, we have 17 cameras covering the entire perimeter. The property is entirely fenced in with two automatic, individually coded gates for each customer. We have a plan to add 10 cameras for the front conversion space once completed.

To this point, the front building facing Robinson Road has served as commercial retail space. All but one of these spaces are currently vacant. Now that we have been granted a demolition permit from the City of Grand Prairie, we are currently clearing out these spaces in preparation for the conversion (“Phase 1” – 6,790 sf). Our conversion plan consists of one building along Robinson Road with a total of approximately 47 storage units. Once the last retail space is vacated, we will plan to convert that space to storage units also (“Phase 2” – 1,750 sf). Additionally, the existing facility consists of 13 buildings and 587 units. We feel this plan allows for a more efficient and functional operation both from a self storage aspect, as well as a U-Haul dealer.

A big part of our operation is the ability to act as a Preferred U-Haul dealer and currently operate as such at all of our properties. Although it is not a significant source of income, we feel strongly in its ability to market, provide a great service for individuals and families in a time of need, and ultimately, the potential to capture customers to our facility. Typically, our facilities have 5-7 parking spaces and we are able to successfully operate as a U-Haul dealer. We are dedicating 9 spaces along the northernmost side of the property to account for a sufficient amount of space should overflow space be needed. All 9 spaces are secured and within the confines of the facility. Additionally, we have designated 3 “after-hours drop off” U-Haul spaces off of Enterprise Drive next to the old office location. Our property manager will move returned U-Hauls from drop-off spaces to designated spaces no later than 10am the following day. We anticipate one to two trucks on property for rentals, which varies based on time of month and time of year. This assumption would include one 10 ft. truck and one 16 ft. truck. Finally, to be clear, U-Haul trucks will not be parked in the lot in front of the first building.