



CAREFREE

**COVERED RV STORAGE
MARICOPA**

NARRATIVE REPORT

(Revised: May 3rd 2023_v2)



BUSINESS PROPERTY TRUST

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NARRATIVE REPORT

PROJECT NAME

Carefree Covered RV Storage Maricopa

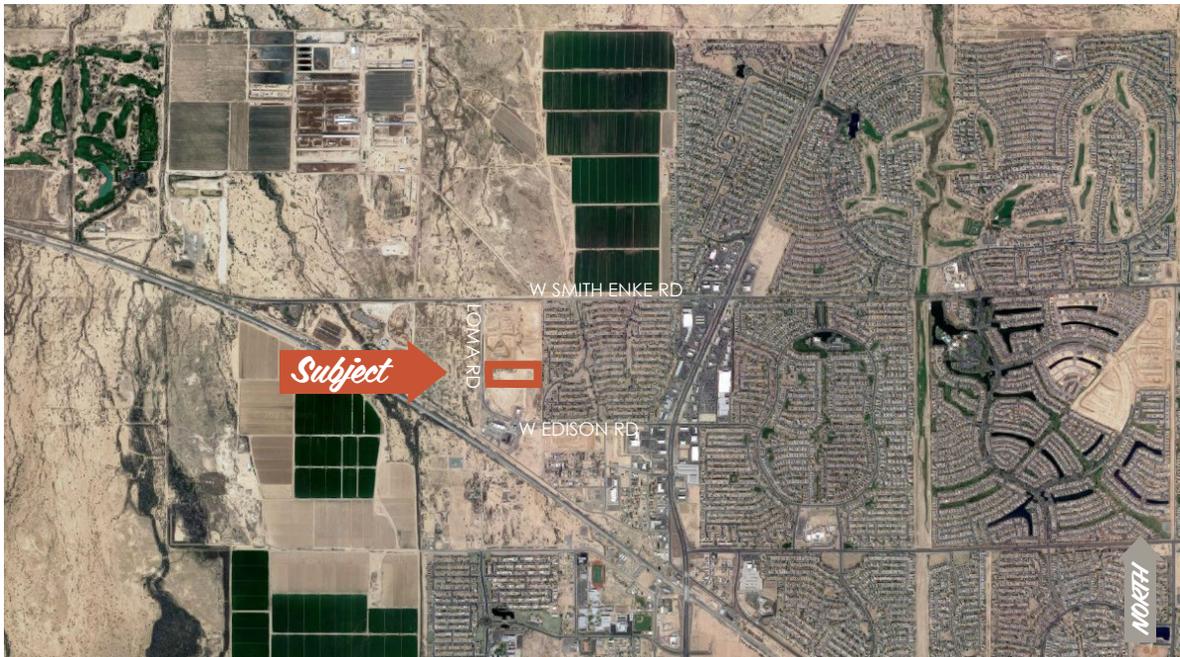
PROPERTY GENERAL LOCATION

NEC North Loma Road & North Estrella Parkway
Maricopa, Arizona 85139

CASE TRACKING NUMBER

PA23-06

VICINITY MAP/SITE LOCATION



Carefree Covered RV Storage – Maricopa

PROJECT NARRATIVE

Purpose of Request: To be granted approval for a Major Development Review to construct a covered RV storage facility.

Description of Proposal: The project plan is to construct a high-quality covered storage facility for recreational vehicles, automobiles, and boats. The proposed project will greatly enhance the existing area and provide much needed services to local residents. The facility will serve the residents of the City of Maricopa and will provide a good storage home for the growing number of CC&R subdivisions where trailer, RV, and boat storage is not allowed on streets or in driveways.

Currently, there exists a serious unmet demand for covered storage in the City of Maricopa. There is some uncovered RV storage available but no covered RV storage in 15+ miles. There are hundreds of new homes planned and under construction within a just miles of the project, which will mean even more vehicles to store than now. The completion of this development project will render a one-of-a-kind facility as there are no other all covered, high quality RV storage facilities anywhere in the vicinity.

The proposed project is located at the Northeast corner of North Loma Road and North Estrella Parkway. The property consists of 10.68 acres of undeveloped land that is currently Zoned LI – Light Industrial. Our proposed use is permitted within the LI – Light Industrial zone.

The proposed project would include approximately 250,000 SF of covered parking for vehicles, a 2-story welcome center/office and caretaker's residence of 3,000 SF, and on-site RV wash bays. Propane and dump stations for customers' use would also be provided. The facility will be entirely paved, adding approximately 400,000 SF of asphalt and concrete to the site. In total this will create 518 rentable spaces for vehicle storage customers. Access to the property would consist of a main ingress/egress near the Southwest corner of the property along North Estrella Parkway. There would also be an additional emergency ingress/egress for fire operations located to the east of the main gate also on North Estrella Parkway.

The perimeter of the property will be used for varying landscaping setbacks and bordered by a 8' block wall. The North property boundary will have a 20' transitional setback from the residential property it borders. The 8' block wall on the North property boundary will match the style of the walls in the FUZE 520 and innovation Villas Developments. The interior of the facility will be screened from the thoroughfare and neighboring properties.

We anticipate one full-time employee on site. Once construction begins, we estimate that construction could be completed in approximately nine (7) months. Once the facility is operational business hours would be from 9:00am – 6:00pm Monday through Saturday. The project will be very attractive and sensitive to surrounding properties and future businesses. Construction materials, color pallets, and screening wall/fence details will be in keeping with the City of Maricopa development standards.

COMPANY BACKGROUND

At Carefree Covered RV Storage, we have four goals in serving our customers. We strive to provide:

- Professional, friendly service
- Great security (it's job #1!) we watch over each vehicle like it's our own
- A simple, straightforward experience that is easy and low hassle
- Great on-site amenities
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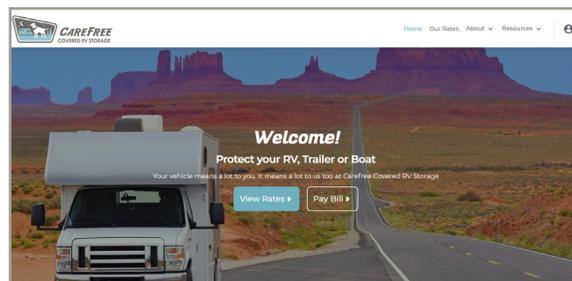
At the end of the day, we would like the customer's storage experience to be pleasant, convenient, and easy.

- This property's features will include:
- Clean, quality, secure, RV, boat, and trailer storage
- 365-day automated access with phone gate app
- Travel ideas and resources blog
- High-definition recording on 50 cameras
- Charging outlets on all spaces
- Free self RV wash and sewer dump
- Free ice, Wi-Fi, vacuum, water, and air
- Discounted propane for sale
- On site dog park
- Friendly, caring, and engaged manager

Carefree Covered RV Storage has established an excellent reputation for personalized customer service, secure facilities, and desirable site amenities. Our customers rate us highly on Google with 4.9 out of 5 stars with over 500 total reviews. The company also holds an A+ rating with the Better Business Bureau.

Visit us online at

CarefreeCoveredRVStorage.com



PROPERTY FEATURES



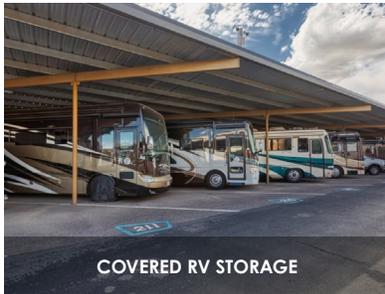
FREE SELF RV WASH



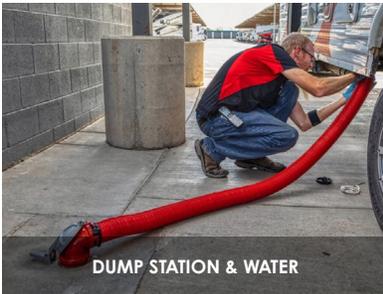
CHARGE PLUG-INS



AIR & VACUUM



COVERED RV STORAGE



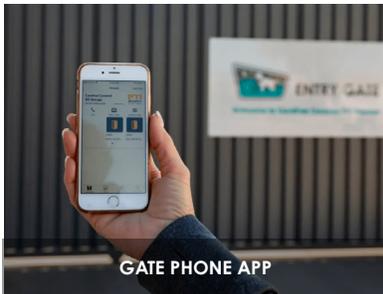
DUMP STATION & WATER



TRAVEL IDEAS & RESOURCES BLOG



WELCOME CENTER



GATE PHONE APP



FREE ICE



HD SURVEILLANCE CAMERAS



WIFI



FRIENDLY & ENGAGED MANAGER