

Operations Plan

From:

David Gertz (applicant of 1330 South Abilene Self-Storage) (owner: Balsam GWG, LLC)
Contact No.: 303.807.9504

To:

The City of Aurora
The Planning and Zoning Commission
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

Dated:

March 28, 2024 (revised)

Description of Proposed Project: Redevelopment Site Plan and Conditional Use with Adjustments

Proposed Use: Commercial; Self-Storage Facility

Location: 1330 South Abilene Street

The operations of 1330 South Abilene Self Storage Facility are as follows:

- A) The hours of operation are from 6:00 A.M. to 10:00 P.M. daily.
- B) The access gates to the facility are code activated allowing for visitor access to and from the site during operation hours. The gates are locked and are inaccessible during non-operational hours (after hours).
- C) Reservations for new patrons of the facility are made by phone with the office manager and/or owner of the facility. Additionally, current patron questions and concerns are addressed in the same manner over the phone.
- D) Typically there are an average 16 patron visits per day at the storage facility.
- E) Per current City of Aurora parking regulations, visitor or new patron parking spaces (including ADA space) are designated and are available.
- F) There is no on-site office space for the facility.
- G) Occupation and utilization of any storage unit, vehicle, RV, shipping container, etc. will not be permitted. The on site manager will inspect the facilities for any such usage of the said elements. Notification will be made immediately to the owner(s) of any such usage. Patrons are notified of City regulations regarding residency of units.
- H) There is one on site manager (as an employee) and will conduct business during the noted hours of operation (6:00 A.M. to 10:00 P.M.).
- I) Lighting for the facility is under cover of the current canopy structures and does not affect adjoining landowners during non-operational hours.

- J) The storage facility offers a total of 109 stalls.
 - 56 covered stalls with one-story, three-sided (open front) canopy style enclosure
 - 2 covered stalls with one-story, fully enclosed warehouse style
 - 30 open stall parking spaces specifically designated RVs, boats, food trucks, travel trailers, shipping containers, vehicles, etc.
 - 19 open stall parking spaces with 8' x 20' self-contained shipping containers
 - 2 open stall parking spaces with 8' x 40' self-contained shipping containers
 - 3 visitor parking spaces (including 1 ADA spaces)

- K) Refer to the License agreement 16-39 per reception no. D614799 at the Arapahoe County Clerk and Records Office for fire lane encroachments.

- L) No lighting structure on site exceeds the 15' in height. Additionally, no lights illuminate area(s) off site.

- M) No water/sanitary services are made available on site.