

## U-HAUL STORAGE - EGLE PERMIT DOCUMENTATION PROJECT DESCRIPTION AND ALTERNATIVE ANALYSIS

### **Project Description**

U-Haul is proposing the development of one 1-story 17,012 sf footprint building, one 2-story 37,808 sf footprint building, associated parking/drives, outside storage areas and the utilities needed for the project. They will utilize the existing one-story building as their office building. The Applicant will need a permit for the proposed wetland fill impacts of building B, parking, detention, and stormwater pipes.

Proposed project requirements/elements:

- Target area: Petoskey, MI
- High volume traffic road (US-31)
- Paved road
- Frontage property
- Capability of climate-controlled Self Storage
- Zoned correctly
- Minimum parcel size 8 acres

### **About U-Haul**

*“Since 1945, U-Haul has been the No. 1 choice of do-it-yourself movers, with a network of 22,000 locations across all 50 states and 10 Canadian provinces. U-Haul Truck Share 24/7 offers secure access to U-Haul trucks every hour of every day through the customer dispatch option on their smartphones and our proprietary Live Verify technology. Our customers' patronage has enabled the U-Haul fleet to grow to approximately 167,000 trucks, 120,000 trailers and 43,000 towing devices. U-Haul offers nearly 697,000 rooms and 60.7 million square feet of self-storage space at owned and managed facilities throughout North America. U-Haul is the largest installer of permanent trailer hitches in the automotive aftermarket industry, and is the largest retailer of propane in the U.S.” – From uhaul.com*

### **Site Data**

The proposed project area is located within a 21+/- acre between parcels 01-16-26-300-007, -100-018, & -017, on the south side of US-31 between Green Arrow Route – Mackinac Trail and Fochtman Industrial Dr. The property is currently zoned B-2 General Business located on the north side of the property FF-1 Farm and Forest located on the southern 2/3rds of the property.

The site has minimum setbacks that must be adhered to. These include a 25-front yard, 10-foot side yard and a 20-foot rear yard setback. 119 parking spaces are required, only 70 spaces are being proposed.

The existing small building is an old 1-story existing kennel that was retrofitted to be a small office & retail sales building. This building will remain as the proposed office and retail building for U-Haul. In typical U-Haul sites, this is usually located inside building B but is separate for this site. Building 'B' is a 2-story climatized, interior self-storage building. There is currently 5 Self-Storage locations within the Petoskey area, none of them provide climatized, interior self-storage. At the U-Haul storage location customers are issued a card-swipe style identification card that must be used to gain access to the building. The customer's individual self-storage unit can only be accessed from the interior of the building. Building 'C' is a 1-story self-storage building where U-Box product will be located. Customers are able to pick-up their U-Box from a U-Haul U-Box self-storage location or have the U-Box delivered to their doorstep where it can

be filled with household items at their leisure. When the U-Box is packed and ready, customers can return the U-Box to a U-Haul U-Box self-storage location or have it picked up and delivered to any U-Box self-storage locations throughout the US or Canada. U-Boxes are temporarily stored until the customer decides they are ready to pick up their items or have them returned to them. In the interim, customers are able to access their items as needed from this location with the assistance of an employee, similar to any other self-storage operation.

## **Natural Resources and Features**

### **Topography**

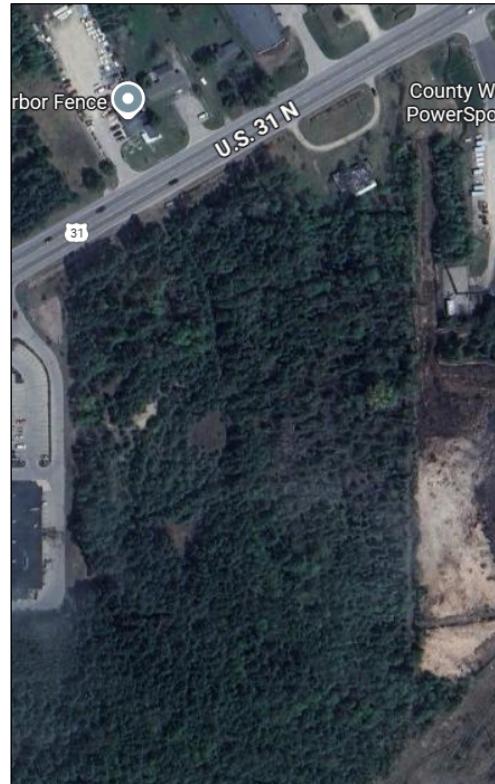
The site topography is sloping with contours from 644 in the NE to 670 in the SW.

### **Wetlands**

Based upon the wetland delineation in October 2024 and WIP review July 31, 2025, five (5) wetlands were found on the property. All five (5) of the wetlands were determined to be regulated by the Michigan Department of Environment, Energy & Great Lakes (EGLE). Three of the wetlands are within the proposed development area. Wetland A is approximately 0.14 acres and is primarily scrub shrub vegetation. Wetland D/E is approximately 2.51 Acres and contains areas of forested, scrub-shrub and emergent vegetation. Wetland BB is approximately 0.04 Acres and contains emergent vegetation. Wetland C is approximately 0.07 Acres and contains scrub-shrub vegetation. All of the wetlands identified on the property are considered Regulated by EGLE.

### **Woodlands**

The proposed property is dominantly forested.



### **Wetland Impacts**

Wetland A:

Impact Area: 880 SF

Description: The impact involves filling to construct a detention basin and to perform grading for the adjacent parking area.

Wetland BB:

Impact Area: 1,697 SF

Description: This area will be filled to accommodate grading and installation of the parking lot. Additionally, a portion of the stormwater piping will traverse the wetland.

Wetland D:

Impact Area: 8,693 SF

Description: The fill is required for the installation of the parking lot, stormwater piping, and a portion of the proposed two-story building.

Wetland E:

Impact Area: 2,124 SF

Description: This impact includes fill for grading the parking area to bring it up to design elevation. A section of stormwater piping will also pass through this wetland.

### **Alternate Site Locations and Site configuration**

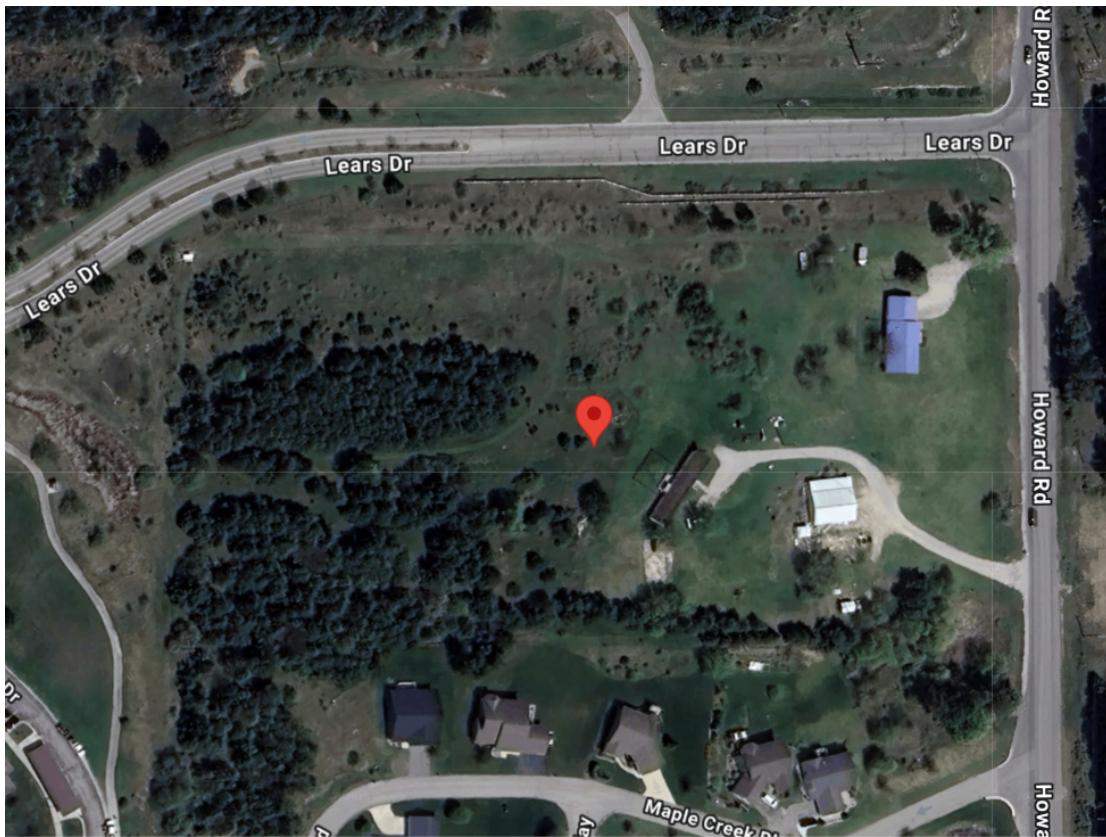
The sole purpose of the project is to provide self-storage options for the Petoskey area.

According to Landwatch.com and Land.com there is only one property (Site B) that is between 8 and 20 acres and one property that is just below 8 acres. Properties under 7-8 acres were not considered as it would not be large enough for the development. Therefore, only two alternate sites are provided below along with the proposed location.

#### **Site A: 1780 Howard, Petoskey MI 49770**

This site contains 7.14 acres of currently developed property. It is located on the south side of Petoskey and is currently zoned R-2. R-2 development is a key part of Petoskey's new zoning reform, it is unlikely that Petoskey would allow a zoning change in this location. Section 400 of appendix A to the Petoskey code of ordinances state that the R-1 and R-2 Single-Family Residential Districts are intended to continue the historic development pattern of primarily single family detached dwellings, with two-unit dwellings and limited detached accessory dwellings along with other residentially related facilities which serve the residents in the district.

The property is located in Petoskey, but it is not located on US-31 which is the company's target volume traffic road. The property is not considered feasible because of the incorrect zoning classification. Also, the site is not large enough, would need another acre to fit the required Site Plan. Also, the company utilizes heavier traffic roads to assist with advertising and accessibility of the project use.

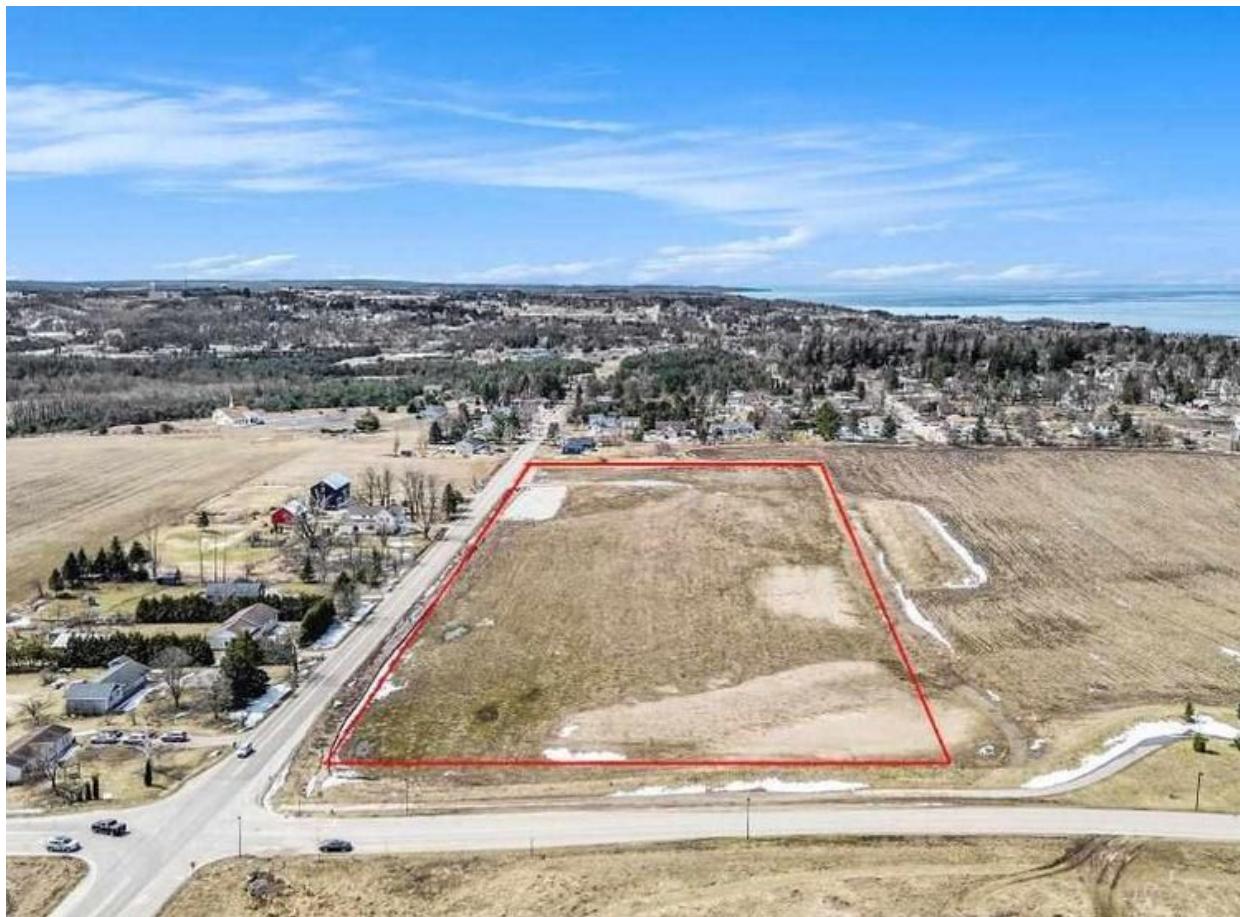


**Site B: 9.94 Acres Petoskey, MI, 49770**

This 9.94-acre parcel is located at the northwest corner of Atkins Road and McDougal Road, directly across from the Petoskey Schools Campus. Zoned for multi-family residential use, the site has been fully cleared and balanced, with all municipal utilities installed and ready for access.

The property has an approved Planned Unit Development (PUD) for residential use, with all PUD and site plan approvals in place and available for review. Located within Petoskey/Bear Creek Township, the parcel is ideally suited for a multi-family residential development.

While the parcel is large enough to accommodate alternative development concepts, a zoning change would be required. However, due to the existing multi-family PUD approval, a change in land use is unlikely to be supported by the township. It would also not be prudent to construct a self-storage next door to a school. Also, the proposed site contains an existing office building which U-Haul will utilize. This location would require the construction of an office building which would increase the cost of the project.



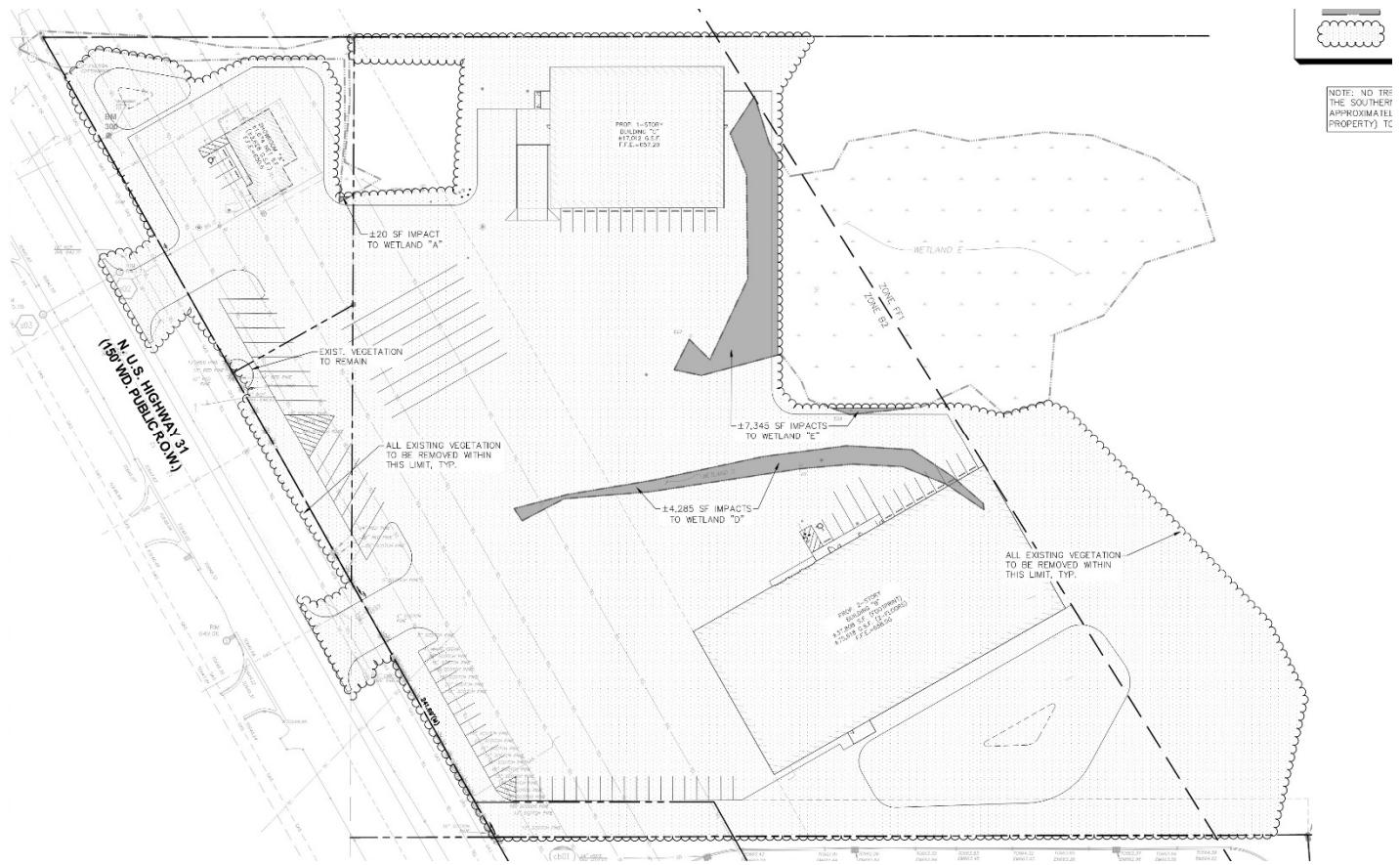
**Site C: 2070 & 2002 US 31 Petoskey (Proposed site)**

This property is zoned B-2 Commercial and is within the geographical area the Applicant would like to develop because of its proximity to residential housing and the downtown area (i.e., commercial, and residential storage units). This site offers a large frontage to a paved main road which allows for vast visibility as a source of advertising. The property does contain delineated wetlands, but the site is large enough that even with wetland areas the applicant is able to make the site work for the development, albeit with some wetland impact due to the property consisting of 2 different Zonings.

**Site Configuration**

- The proposed site has two zoning classifications: B-2 General Business located on the north side of the property FF-1 Farm and Forest located on the southern 2/3rds of the property. All proposed pavement and buildings are prohibited from being proposed in the FF-1 zoning so only the front portion of the parcel can be developed. This prohibited U-Haul from developing around wetlands AA, BB and the northern portion of D.
- If a commercial building fronts on US 31, the County code requires the building to be parallel to the road, thus Building B can't rotate to allow for better vehicle access and reduced wetland impacts.

## Alternative Layout



This layout would have increased the impact to wetland E. This layout would have impacted approximately 7,345 SF of wetland E. The proposed impact is 2,124 SF that is a 71% reduction in wetland impact to Wetland E. Additionally, this change removes 5,221 square feet (0.12 acres) from the total wetland impact area than what is currently proposed.

\*This layout does not include the wetland areas added during the WIP, as it was a concept designed prior to the WIP

## Wetland Mitigation

The Applicant is proposing to purchase 0.486 Acres of Mitigation Credits within the 11 Cheboygan Mitigation Watershed / VII.2.3 Eco-Region wetland bank to mitigate the loss of 0.307 acres of wetland.