

# WHAT YOU MAY NOT KNOW ABOUT THE PROPOSED MURPHY CREEK SELF-STORAGE

(self-storage plus RV/BOAT PARKING with sewage and pet waste disposal facility)



- **Property values will be adversely affected by the presence of a self-storage, RV storage facility adjacent to our neighborhood**
  - This will be the view from many homes in our neighborhood as the proposed plan only includes walls to hide the self-storage area on the North, South and West sides. Most of the homes overlooking this proposed commercial development will have a view from the east side directly onto the RV storage which is only contained by a metal picket fence.
  - Any of your friends, neighbors or prospective home buyers entering the development coming south on Gun Club Rd will see rows of RVs and a metal picket fence.
  - Our homes sit on average at 15 feet up to around 30 feet higher than this proposed self-storage. We will not be looking at the wall surrounding the self-storage, we will be looking down and into a sea of RVs, boats and the unattractive garage doors of self-storage units.
  - Overall there is simply a negative connotation with this type of facility that will affect property values. In fact, most cities do not consider them to be a compatible use of commercial property when they are adjacent to a neighborhood and require a variance for this use.
  - The prevailing winds in this area mean we will be downwind from a sewage and pet waste disposal facility
  - There will be industrial lighting 24/7 causing light pollution for any houses facing the proposed facility
  - If the decrease in taxes of our property values is not enough incentive for the city to deny this proposal, they should consider that other more acceptable uses that would add value to the area would also bring them more revenue

**Even though this project was approved by the Planning Commission a few weeks ago, the Aurora City Council agreed to hear neighborhood complaints at an upcoming meeting in August.**

**Please visit <http://www.mcgcneighbors.com> frequently for more information. The gas station and convenience store are part of Phase 2, so they may not be built for 1 year, 5 years, or maybe never.**

- **The developer claims this commercial facility will attract other commercial development, but do we want the type of development that usually goes next to a self-storage facility here?**
- **The original plans filed by Murphy Creek LLC do not include a self-storage as an acceptable use of the commercially zoned land owned by the LLC. It was not and is not a use that is within keeping of a nice, well-maintained golf course type neighborhood**
- **The developer claims they should receive a variance as this type of facility is needed in this area because the economy is causing more individuals to move back in with their family members and the increased demand which cannot be met by the existing facilities.**
  - Our neighborhood has a median age of 34 and is heavily military families. Neither one makes our neighborhood fall into the category that would cause an increased demand for self-storage
  - A quick online search shows at least a dozen self-storage or RV-Boat parking facilities within 15 minutes of here (not one RV-boat storage is located in or next to a neighborhood)
  - The developer states an increased need for self-storage but is applying for a variance to use 63% of the 18 acre facility as RV/Boat parking
  - The developer list this as an ideal location as there is no commercial zoning between here and Southlands Mall, but there is plenty of open land zoned commercial between Murphy Creek and I-70. IF we even needed self-storage a location just a bit further north would be convenient and could be located such that it is not marring a nice neighborhood.
- **These types of facilities do not tend to be well maintained, neither are many of the stored RVs**
  - RVs not properly maintained are not only an eyesore but can pollute the neighborhood with a variety of fluids
- **Self-storage facilities bring an increase in crime, including meth labs**
  - Security is also an issue for a facility with proposed 24 hour access

**Proposed self-storage site**

