RESOLUTION OF CITY OF LAKEWOOD PLANNING COMMISSION

On July 17, 2019, the Lakewood Planning Commission reviewed Special Use Permit Case No. SU-17-001 to allow for a Mini-Warehouse/Self-Storage Use in the M-G-U zone district.

Motion was made by COMMISSIONER SINKS and seconded by COMMISSIONER COHN to recommend APPROVAL by Planning Commission, which passed by a vote of 5 to 0. The roll having been called, the vote of the Lakewood Planning Commission was as follows:

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
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<tbody>
<tr>
<td>Alex Bartlett</td>
<td>Absent</td>
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<tr>
<td>Johann Cohn</td>
<td>Aye</td>
</tr>
<tr>
<td>Alan Heald</td>
<td>Aye</td>
</tr>
<tr>
<td>Henry Hollender</td>
<td>Aye</td>
</tr>
<tr>
<td>Dale Miller</td>
<td>Aye</td>
</tr>
<tr>
<td>Glenda Sinks</td>
<td>Aye</td>
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</tbody>
</table>

FINDINGS OF FACT AND ORDER

The Planning Commission finds that:

A. Tavis Larson with Uhaul, is requesting approval of a Special Use Permit to expand their services with a Mini-warehouse or Self-storage facility at 830 Wadsworth Blvd.

B. Notice of the neighborhood meeting was sent to residents and owners of properties within 300 feet of the site and to registered homeowner associations within ¼ mile of the site as required by the Lakewood Zoning Ordinance; and

C. Notice of the public hearing was sent to residents and owners of properties within 300 feet of the site and registered neighborhood associations within ¼ mile of the site as required by the Lakewood Zoning Ordinance; and

D. Notice of the public hearing was posted on site and published in the newspaper of record, as required by the Lakewood Zoning Ordinance; and

E. The request was reviewed by the appropriate referral agencies; and

F. The proposed self-storage use is consistent with the applicable supplemental standards set forth in Article 4 of this Zoning Ordinance; and

G. The proposed self-storage use is consistent with the applicable dimensional and development standards set forth in Article 5 of this Zoning Ordinance; and

H. The proposed self-storage use is consistent with the applicable design standards set forth in Articles 6 and 7 of this Zoning Ordinance; and

I. The proposed self-storage use is consistent with the Comprehensive Plan and other adopted City plans; and

J. The proposed self-storage use will not substantially impair the appropriate use or development of adjacent property.

AND

The Planning Commission adopts the findings of fact and order as presented in the staff report and APPROVES Case No. SU-17-001 as a Special Use Permit as required under the Zoning Ordinance, with the following conditions:

1. Any new construction shall meet all applicable requirements of the Lakewood Zoning Ordinance at the time of a Major Site Plan application.
2. The Special Use Permit is subject to the criteria for revocation based on compliance with the above conditions as listed in Article 2 of the Lakewood Zoning Ordinance, as amended.

3. A Non-conforming Use Certificate documenting the number of rental vehicles on-site is required prior to Major Site Plan approval.

4. An 8-foot fence is provided along the southern property line to the extent that it screens the single-family homes to the south of the CDOT property.

Dale Miller, Chair

Glenda Sinks, Secretary of the Planning Commission
CERTIFICATION

I, DIANA BROWN-EVENS, Secretary to the City of Lakewood Planning Commission, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Lakewood Planning Commission at a Public Hearing held in Lakewood, Colorado, on the 17th day of July, 2019 as the same appears in the minutes of said meeting.

July 17, 2019
Date approved

Diana Brown-Evens, Secretary to the Planning Commission