RESOLUTION OF CITY OF LAKEWOOD PLANNING COMMISSION

On June 5, 2019, the Lakewood Planning Commission reviewed Special Use Permit Case No. SU-18-004 to allow for a mini-warehouse use in the M-G-S 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 4 to 1. The roll having been called, the vote of the Lakewood Planning Commission was as follows:

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<thead>
<tr>
<th>Name</th>
<th>Vote</th>
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<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>Nay</td>
</tr>
<tr>
<td>Dale Miller</td>
<td>Aye</td>
</tr>
<tr>
<td>Glenda Sinks</td>
<td>Aye</td>
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</tbody>
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FINDINGS OF FACT AND ORDER

The Planning Commission finds that:

1. Jack Reutzel, Fairfield and Woods, P.C., is requesting approval of a Special Use Permit to convert the approximate remaining 25% of the existing office building to mini-warehouse use.

2. Notice of the neighborhood meeting was sent to residents and owners of properties within 500 feet of the site and to registered homeowner associations within ½ mile of the site as required by the Lakewood Zoning Ordinance; and

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

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

5. The proposed mini-warehouse use is consistent with the applicable supplemental standards set forth in Article 4 of this Zoning Ordinance; and

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

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

8. The proposed mini-warehouse use is consistent with the Comprehensive Plan and other adopted City plans; and

9. The proposed mini-warehouse use will not substantially impair the appropriate use or development of adjacent property.

THEREFORE

The Planning Commission adopts the findings of fact and order as presented in the staff report and APPROVES Case No. SU-18-004 a Special Use Permit as required under the Zoning Ordinance, with the following conditions:

1. Approval of the SUP is contingent upon Lakewood City Council approval of the rezoning application at Case No. RZ-18-007 and expiration of the 45-day referendum period for the rezoning case.

2. The mini-warehouse use on this site shall be limited to the existing square footage of the office building.
3. The Special Use Permit is subject to the criteria for revocation as listed in Article 2 of the Lakewood Zoning Ordinance, as amended.

Dale Miller, Chair

Johann Cohn, 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 5th day of June, 2019 as the same appears in the minutes of said meeting.

June 5, 2019
Date approved

Diana Brown-Evens, Secretary to the Planning Commission