RESOLUTION OF CITY OF LAKEWOOD PLANNING COMMISSION

On March 20, 2019, the Lakewood Planning Commission reviewed Case No. SU-18-005 to allow a Long-Term Temporary Use for a property in the Mixed-Use Neighborhood Urban (M-N-S) zone district.

Motion was made by COMMISSIONER HOLLENDER and seconded by COMMISSIONER SUKALSKI to APPROVE case SU-18-005, which passed by a vote of 7 to 0. The roll having been called, the vote of the Lakewood Planning Commission was as follows:

- Alex Bartlett  Aye
- Johann Cohn   Aye
- Rob Eadie     Aye
- Henry Hollender Aye
- Dale Miller   Aye
- Glenda Sinks  Aye
- Katherine Sukalski Aye

VI. FINDINGS OF FACT AND ORDER

Based upon the information and materials provided by the applicant, the neighborhood meeting and the staff report, staff supports the LTTU request. Therefore, the City of Lakewood staff recommends that the Planning Commission find that:

1. Guy Brazell, Abrusc’s Temporary Parking, Inc, is requesting approval of a Long-Term Temporary Use Permit to allow for a surface parking lot; and

2. Notice of the public hearing was sent to the fee owners of the property and residents within 300 feet of the site and registered neighborhood associations within ¼ 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 proposed surface parking lot is consistent with the applicable supplemental standards set forth in Article 4 of this Zoning Ordinance; and

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

6. The proposed use is consistent with the applicable design standards set forth in Article 7 of the Zoning Ordinance; and

7. The proposed vehicle storage use (surface parking lot) 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 \textbf{APPROVE} Case No. SU-18-005 as a Long-Term Temporary Use Permit as required under the Zoning Ordinance, with the following conditions:

1. The Long-Term Temporary Use will expire on March 20, 2021 and vehicles must be removed from the site unless and extension is granted by the Planning Director; and

2. The parking area shall be defined with open fencing that directs the users to one point of access that aligns with the restaurant access location across Myrtlewood Lane. This fencing must be open fencing and no taller than 48 inches in height; and

3. Pavement must be placed at the parking lot entrance to prevent mud/gravel tracking onto the street; and

4. Six-foot tall perimeter fencing shall be placed on the eastern edge of the site in any locations where the existing fencing is missing or in disrepair.

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\textbf{Dale Miller, Chair} \hspace{1cm} \textbf{Johann Cohn, Secretary of the Planning Commission}
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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 20th day of March, 2019 as the same appears in the minutes of said meeting.

March 20, 2019
Date approved

Diana Brown-Evens,
Secretary to the Planning Commission