

AMERCO[®]

REAL ESTATE COMPANY

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Responses to Section 29-6.4(m)(2)(i) of UDC

29-6.4(m)(2)(i):

- (A) The proposed conditional use; for the permitted maximum height of self-storage use, complies with all standards and provisions in the applicable base zone of MC (Controlled Industrial) and the overlay zone district where the property is located.
- (B) The proposed conditional use will be consistent with the city's adopted comprehensive plan.
- (C) The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located.
- (D) U-Haul generates very little traffic, compared to many big box retail stores and other commercial businesses synonymous with strip malls. Also, adequate access will be provided and designed to prevent any traffic hazards and to minimize any traffic congestion.
- (E) Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided.
- (F) The proposed conditional use will not cause any significant adverse impacts to surrounding properties.