<u>**Conditional Use Permit Application for 818 East Broadway**</u>
<u>**CUP-000105-2022**</u>

<u>**Criteria for Approval**</u>

Pursuant to UDC Section 29-6.4(m)(2)(i), the applicants submit their responses to the criteria for approval of this conditional use permit application:

(A) The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located.

    <u>**RESPONSE:**</u> This criterion is satisfied.

(B) The proposed conditional use is consistent with the city's adopted comprehensive plan.

    <u>**RESPONSE:**</u> This criterion is satisfied.

(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. In making such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site.

    <u>**RESPONSE:**</u> This criterion is satisfied. The use of the subject property will be consistent with uses made of properties adjacent and in surrounding areas.

(D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion.

    <u>**RESPONSE:**</u> This criterion is satisfied. There is an ally located behind the property where storage renters can park, load and unload.

(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.   Self-storage usage will not materially add to the burden on infrastructure.

    <u>**RESPONSE:**</u> Sufficient infrastructure exists in the area. This building has existed in the downtown area for several decades.

(F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.

    <u>**RESPONSE:**</u> The proposed conditional use not only will not cause significant adverse impacts to surrounding properties but will benefit them by providing needed storage opportunities.