



Land Use Development Application

Date: 01/08/2024

Applicant / Owner

Applicant Name:	Daniel Nixon	Same as Applicant:	<input checked="" type="checkbox"/>
Company:	Lock It Up Self Storage #3 LLC	Owner Name:	Lock It Up Self Storage #3
Address:	895 Wall Avenue	Address:	895 Wall Avenue
City, State, Zip:	895 Wall Avenue	City, State, Zip:	Ogden Utah 84404
Phone:	801-726-8850	Phone:	801-726-8850
Email:	dan@lockitup.com	Email:	dan@lockitup.com

Contractor Information

Contractor:	R&O Construction	Phone:	801-627-1403
Address:	933 Wall Ave.	Email:	dan@lockitup.com
City, State, Zip:	Ogden Utah 84404		

Project

Project Name:	Lock It Up Self Storage North Ogden Addition	Acreage:	7.59
Address:	305 West 2000 North	Current Zoning:	M1
City, State, Zip:	North Ogden Utah	Proposed Zoning:	M!
Parcel:	170680045, 170680089	# of lots:	
Subdivision:	NA	Existing Sq.Ft.:	
Lot #:	NA	Proposed Sq.Ft.:	
		Land Serial #:	

Project Description: [Description]

Application Type

Subdivision:	<input type="checkbox"/>	Variance:	<input type="checkbox"/>
Preliminary Approval:	<input type="checkbox"/>	Conditional Use Permit:	<input type="checkbox"/>
Final Approval:	<input type="checkbox"/>	City Fee (With Review):	<input type="checkbox"/>
Special Exception:	<input type="checkbox"/>	City Fee (No Review):	<input type="checkbox"/>
Minor Subdivision:	<input type="checkbox"/>	Planned Residential Unit:	<input type="checkbox"/>
Subdivision without Review:	<input type="checkbox"/>	Subdivision Extension:	<input type="checkbox"/>
Amendment or Vacation:	<input type="checkbox"/>	Fence:	<input type="checkbox"/>
Boundary Line Adjustment:	<input type="checkbox"/>	Fence Interior Lot:	<input type="checkbox"/>
Site Plan Review:	<input type="checkbox"/>	Fence Corner Lot:	<input type="checkbox"/>
With Technical Review:	<input type="checkbox"/>	Patio:	<input type="checkbox"/>
No Technical Review:	<input type="checkbox"/>	RV PADS/Expand Driveway:	<input type="checkbox"/>
Zoning Amendment:	<input type="checkbox"/>	New Structure:	<input type="checkbox"/>
Text:	<input type="checkbox"/>	Shed:	<input type="checkbox"/>
Map:	<input type="checkbox"/>	Other Structure under 200 sq. ft.:	<input type="checkbox"/>
Annexation City:	<input type="checkbox"/>	Deck:	<input type="checkbox"/>
Hearing Officer:	<input type="checkbox"/>	Other:	<input type="checkbox"/>

Vacation Request

Easement:	<input type="checkbox"/>	Subdivision:	<input type="checkbox"/>
Road:	<input type="checkbox"/>	Subdivision Lot:	<input type="checkbox"/>

Conditional Use Permit

Please explain the measures that will take place so that heavy traffic generated by the proposed use will not adversely affect the general traffic patterns of the area. The addition to this existing facility will not cause heavy traffic since self storage is a low use commercial business

What measures are going to take place to assure that the building location will not create a pedestrian traffic hazard by causing approaches to sidewalks? No buildings being built will impede existing sidewalks. New sidewalks are being added in addition.

Please explain how the building design is compatible with, or complimentary to, already established adjacent structures. These are state of the art buildings with quality architectural features They will blend in well with adjacent areas including residential. Since the use is the same there should no adverse affect; In addition, dark sky lighting will be included to protect light pollution to residential areas.

If the development is adjacent to a residential zone or use, please explain how the building location, lighting, parking, or traffic circulation will not adversely affect the adjacent residential uses. The west boundary is adjacent to residential property. We will build a solid stamped concrete fence along that boundary as well as provide a 10' landscaping buffer as well.

Please explain how the signage will be complementary to the development and overall aesthetic nature of the immediate area. The signage will be new and on the corner of 1900 North and Washington Blvd. It will be designed with landscaping around it and it will blend in with other signage in the area.

Please explain which proposed toxic materials and pollutants would be used in the proposed use and how such materials and pollutants will be handled, stored, and disposed of. There are no toxic materials in this project.

Please explain what measures will take place to avoid adverse effects on the adjacent residential, commercial, and manufacturing uses. We will institute SWPP measures throughout construction and follow best business practices for the area through the process. Since this is already the current use of the property, there will be no adverse affects on adjacent property

Residential Conditional Use Permit

What traffic will be generated by this proposed use?

Please explain how the proposed development / use will not overload the carrying capacity for which local streets were designed.

What measures are you taking to assure that the internal traffic circulation will not adversely affect the adjacent residential property?

How is the proposed structure and parking facilities complimentary to the aesthetics of the general area?

Please explain how the proposed sign(s) will not adversely affect the development itself or the overall aesthetics of the immediate area?

Please explain how the proposed landscaping will be sufficient to enhance the aesthetics of the development and area.

Special Exception

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the City Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is unique to, or the special circumstances attached to the property that does not generally apply to other properties in the city.

Explain how the granting of the special exception is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the special exception will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

Zoning Ordinance Amendment

STATE THE PHYSICAL DESCRIPTION OF THE AREA PROPOSED TO BE REZONED:

STATE THE LEGAL DESCRIPTION OF AREA PROPOSED TO BE REZONED:

PROPOSED TEXT (attach additional sheets, if needed):

Variance

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is peculiar to, or the special circumstances attached to the property that does not generally apply to other properties in the same district.

Explain how the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the variance will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

I do hereby certify that the information contained herein is true and correct.

Daniel Nixon

01/08/2024

Name

Date