

## **EXHIBIT “B”**

### **Conditions For Special Use Permit Albert Retail 4 Lot 2 Block A of 544 Gateway Addition 2024-XX**

#### **I. PURPOSE:**

This Special Use Permit shall be established to provide Commercial use, including restaurant w/ drive thru to support the economic growth within the region.

#### **II. GENERAL CONDITIONS:**

1. This Special Use Permit shall not affect any regulations within the Code of Ordinance except as specifically provided herein.
2. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4, Section 4.1 of the Comprehensive Zoning Ordinance (adopted as of June 2023)

#### **III. SPECIAL CONDITIONS:**

1. All allowed uses in the Commercial Corridor District (CC) set forth in Article 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023), in addition to those listed in this paragraph shall be allowed by-right uses.
  - a. Restaurant with Drive in or Drive-Through Service.
2. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan for the above uses. Approval of the SUP shall act as site plan approval
  - a. 19% percent landscaping shall be provided in lieu of 20%.