

EXHIBIT "C"

CONDITIONS FOR SPECIAL USE PERMIT

I. PURPOSE

1. The purpose of this Special Use Permit is to allow for an automobile repair (minor) use within the Commercial Corridor District.

II. GENERAL CONDITIONS

1. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Articles 4 and 5 of the Comprehensive Zoning Ordinance (adopted June 2023), except as specifically provided herein.
2. The design and development of the Parker European Car Care project shall be in accordance with Section III below and the Zoning Exhibit (Exhibit "B").

III. SPECIAL CONDITIONS

1. This Special Use Permit shall allow for an automobile repair (minor) use within the Commercial Corridor District.
2. This Special Use Permit shall allow for service and loading areas facing Parker Road, with landscaping provided in accordance with Zoning Exhibit "B".
3. The existing metal building with metal frame located on the subject property as identified in Exhibit "D", shall be considered legally nonconforming and shall be permitted to be used as an accessory structure. No business operations shall be allowed within the structure. This condition does not grant the structure nor the property any other exemptions from zoning or city ordinances, nor the building code.