

Brifki Business Center

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for an existing residential structured to be converted into a commercial multi-service office.

II. GENERAL CONDITIONS:

1. 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 April 2021), except as specifically provided herein.
2. The design and development of the Brifki Business Center development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

1. Design criteria of the Commercial Corridor Architectural Design Requirements of the Zoning Ordinance (adopted as of April 2021) shall be modified to allow for the existing residential structure's material and design comprised of brick and wood paneling to comply with the design standards for the proposed commercial office development.
2. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan for the development. Approval of the SUP shall act as site plan approval.
3. No additions or major alterations shall be allowed to the existing structure or the SUP shall be null and void.
4. The SUP shall be null and void should the property not be owned by Brifiki Motor Company LLC.