

100 S 3rd

EXHIBIT “C”

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for the preservation of an existing historic residential structure by allowing the structure to be converted into a commercial office use for a home healthcare agency with the ability for the structure be used simultaneously as a residence.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Commercial Corridor (CC) set forth in Article 4, Section 4.1 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the 100 S 3rd development shall be in accordance with Section 3 below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

1. Design criteria of the Commercial Corridor (CC) Architectural Design Requirements of the Zoning Ordinance (adopted as of June 2023) shall be modified to allow for the residential structure’s material and design comprised of wood paneling and Hardie Board to be in compliance with the architectural design standards of the Zoning Ordinance.
2. The following uses as defined in the June 2023 Comprehensive Zoning Ordinance shall be allowed:
 - a. General Office
 - b. Single Family Dwelling (Detached)
3. Design criteria of the Commercial Corridor Development Standards of the Zoning Ordinance (adopted as of June 2023) shall be modified to allow for a front setback of 13’8” in lieu of the typical 25’ setback.

4. A 6-8' high board-on-board wooden fence shall be constructed on the south side of the property and maintained throughout the time this SUP is in effect.
5. The Special Use Permit shall be rescinded if the structure is damaged or destroyed with an expense of restoration exceeding 75% of the repair/replacement cost of the structure. The structure shall then comply with the Commercial Corridor zoning design regulations.
6. This Special Use Permit shall automatically terminate and be rescinded without further action by the City or City Council, and the property reverted to the underlying Commercial Corridor zoning if the property and or business is not majority owned, managed, or operated by Musa Dirisu.
7. The Zoning Exhibit (Exhibit B) shall serve as the Site Plan for the development. Approval of the SUP shall act as site plan approval.