

Dutch Bros Coffee

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a restaurant with drive-in or drive-through service use as a Dutch Bros Coffee Shop.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
2. The design and development of the Dutch Bros Coffee development shall be in accordance with the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

1. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan for the Dutch Bros Coffee Development. Approval of the SUP shall act as site plan approval.
2. This SUP shall automatically terminate and be rescinded without further action by the City or City Council, and the property reverted to the underlying Commercial Corridor zoning, should any of the following occur:
  - a. MMCG DBR DFW, LLC, is not the sole owner of fee simple title to the Property on September 7, 2021; or
  - b. The Property is not developed as a Dutch Bros coffee shop by August 10, 2022. "Developed" being defined as the Property owner(s) on the referenced date receiving a signed Certificate of Occupancy from the City; or
  - c. The use of the Property ceases as a Dutch Bros coffee shop and/or approval of a new or revised site plan is required.