

EXHIBIT 1: Section 6-3-8:2: Standards for Granting or Amending a Conditional Use

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;

*The proposed Firestone Development in Cantore Place will not be detrimental to nor endanger the public's health, safety, morals, comfort or general welfare. The property is an existing outlot within the overall development and this development will not adversely impact the surrounding properties and public. The lot was master-planned for a retail establishment with pedestrian and vehicular access under the Cantore Place Final PUD, 03-166. During peak hours, 9 to 11 employees will be working. Typical hours of operations are 7am to 7pm Monday thru Friday, 7am to 6pm on Saturday and 9am to 5pm on Sunday.*

2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

*The conditional use will not adversely impact the surrounding property values and will not be injurious to the use and enjoyment of the surrounding parcels. Adding the Firestone to the existing development provides for more uses within one general location of the Cantore Place. There is no heavy engine work, major transmission work, body work or painting, or sale of over the counter auto parts or fluids to customers. Noise levels will not exceed the City's Standards of 62 dBA between 7:00am and 7:00pm and 55 dBA between 7:00pm and 7:00am, as measured at the property line, pursuant to the Standards in 6-14-4 of the City Code of Ordinances. All recycled products are legally hauled away by licensed recyclers. No underground storage tanks are used for any operations at Firestone.*

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district; and

*The Firestone development meets the standards for normal and orderly development and provides improvement for the surrounding property as a use within the district by meeting City code and health regulations.*

4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.

*The proposed Firestone development in Cantore Place is in general compliance with the adopted PUD ordinance and master plan for the development.*