

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.
No. The request for a conditional use for an automobile service station will not be detrimental to, or endanger the public health, safety and general welfare. The proposed project will have a negligible impact on the surrounding roadway network, and the site utilizes optimal access, internal circulation, and maneuverability.

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.
No. The proposed development is consistent and compatible with surrounding land uses and zoning, and will not have any detrimental influence on each or on surrounding property.

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.
The properties to the north, south, and east are developed commercially. Vacant properties are located to the southeast and are zoned commercially (B3 PUD). The establishment of the conditional use for an automobile service station will not impede the development of the vacant properties.

4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.
The Northwest Sector Plan identifies the future land use of the subject property as commercial. The property is currently zoned B3 PUD (General Commercial Planned Unit Development). An automobile service station is an allowable conditional use in the B3 district. Therefore, the conditional use is not in conflict with the adopted comprehensive master plan.