

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public healthy, safety, and general welfare.
 - a. The establishment will not be detrimental to the general welfare in anyway. Vequity plans to demolish and build a new construction gas station which will be an improvement on the way the site sits today. We will make sure the site is properly lit and safe at all times.
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 impart property values within the neighborhood
 - a. The proposed new construction building will fit nicely within the general character of the neighborhood in this retail corridor. Vequity not only plans to improve the site and construct a new gas + convenience store but also plans to take care of any environmental issues that are currently on-site today.
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 this district
 - a. The conditional use will not impede normal developments in the area. We believe the use will be an improvement to the adjacent property owners.
4. The establishment of the conditional use Is not in conflict with the adopted comprehensive master plan
 - a. Overall the conditional use and intent of this Title is not changing. The proposed use of the property is within the Master Plan as we will be providing enhanced landscaping, a new parking lot, a new construction 3,099 SF gas station which is a large improvement from the dilapidated gas station that stands today. Vequity is also consolidating curb cuts along Ogden Avenue & Royal Saint George Drive to one along each frontage.