

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 subject property is part east Ogden Avenue Commercial District. The establishment of a car wash is consistent with the current zoning of the property and compatible with surrounding uses along Ogden Avenue. The proposed use promotes environmental responsibility and does not present a detriment to, or endanger the public health, safety and general welfare.

- 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 be consistent with other uses along the Ogden Avenue corridor and replaces a long vacated restaurant building that has outlived its useful life. The improvement will should have a positive effect on adjacent commercial properties and should not diminish or impair property values within the neighborhood.

- 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 subject property is one of many along the corridor that are in need of redevelopment and thus by being approved by the City should help further spur additional permitted redevelopment activity on adjacent property and along the corridor.

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

The conditional use meets the conditions of the comprehensive master plan.