

Attachment F – Revised Proposed Conditions

Conditions for SP202300003 Mill Creek Lot 11

1. Development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the concept plan entitled, "Special Use Permit Concept Plan + Exhibits SP2023-00003, Mill Creek Lot 11, TMP 76M1-11," prepared by Shimp Engineering, P.C., dated April 17, 2023, last revised ~~July 24, 2023~~September 1, 2023. To be in general accord with the exhibit, development must reflect the following essential major elements:

- Location of the proposed building
- Location of the parking and loading areas
- Location of the sidewalk

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance and State and Federal laws, with the approval of the Zoning Administrator and the Director of Planning.

2. The independent office use must not exceed ~~9,000~~11,000 square feet of space in the proposed building.