

## Approval Criteria

1. that the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare\_\_\_\_\_  
It will not - this use (a commercial fitness gym) will improve public health and promote general welfare.
2. that the uses, values and enjoyment of surrounding properties for purposes already permitted in the district will not be substantially impaired or diminished by the establishment, maintenance or operation of the conditional use\_\_\_\_\_  
Our gym use will bring additional retail gravity to the area, creating a positive impact.
3. that establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district\_\_\_\_\_  
This usage will not negatively impact the existing properties
4. that adequate utilities, access roads, drainage and other necessary improvements have been or are being provided\_\_\_\_\_  
These have been negotiated in the lease and will be taken care of between the landlord and tenant.
5. that adequate measures have been or will be taken to provide ingress and egress that will minimize on- and off-site traffic congestion\_\_\_\_\_  
There are adequate ingress/egress opportunities at this location.
6. that the conditional use complies with all applicable regulations of the subject zoning district\_\_\_\_\_  
C-2 zoning accommodates a broad range of business and commercial uses, often in physical form of shopping centers, large format retail and other destination-oriented uses. We believe we meet this criteria.