

Exhibit 6
Staff recommended conditions:

Condition 4

The permitted uses by right in the planned development shall be limited to professional office use (only those office uses within SIC Industry Groups 801, 802, 803, 804 and Major groups 81 and 87) to those uses shown in Table 1 or residential use (up to 20du/ac, provide the density does not exceed two times the average permitted density of adjacent residential districts), as principal uses and an eating place as an accessory use.

Condition 5

~~The eating place shall not prepare on-site fried or barbequed foods~~

Condition 7

The indoor hours of operation of the eating place shall be limited to 6:30a.m until 6:30p.m. ~~7 a.m. until 4 p.m.~~, Monday through Saturday. The outdoor hours of operation of the eating place shall be limited to 9 a.m. until 4 p.m., Monday through Saturday. Solid waste collection/pickup shall not take place prior to 9 a.m., Monday through Saturday, with no pickup on Sunday. After hours private parties shall be prohibited.

Condition 8

The eating place shall be limited to a maximum of ~~30~~ 70 seats, inclusive of indoor and outdoor seats not exceeding fire safety or building capacity.

Condition 9

No music or amplified sound of any type or nature shall be played or broadcast outside of the walls of a fully enclosed building.