

Danji Business Park – Proffered Conditions – 9/4/2026

Staff Recommended Condition	Applicant Proffered Condition
1. The property shall be developed in accordance with the site plan dated May 12, 2026, and as described in the project narrative dated May 13, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.	1. The property shall be developed in accordance with the site plan dated July 17, 2026, and as described in the project narrative dated May 13, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Uses shall comply with the Unified Development Code in effect at the time, superseding the uses identified in the submitted Narrative dated May 13, 2026.	2. Uses shall comply with the Unified Development Code in effect at the time, superseding the uses identified in the submitted Narrative dated May 13, 2026 and restricted by condition #6.
3. Signage shall comply with the Unified Development Code unless a variance is obtained.	NO CHANGE
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.	NO CHANGE
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.	NO CHANGE
	6. The following uses shall be prohibited within the business park: a) Livestock or poultry slaughtering b) Animal rendering by recycling slaughterhouse by-products into usable materials like fats and protein meals c) Brewery, micro-brewery, winery, distillery, or micro-distillery d) Composting or storage of organic material e) Commercial amusement, indoor f) Concert hall, auditorium g) Theater h) Animal care, indoor or outdoor i) Private morgue, mortuary, or crematorium j) Boat and recreational vehicle sales,

	- rental, or service k) Vehicle sales, rental, or auction l) Vehicle repair, major or minor m) Truck stop n) Adult establishment o) Psychic, fortune teller p) Pawn shop, smoke/vape shop q) All waste-related services
	7. The Developer will agree to place covenants upon the business park similar to other industrial parks in the County, such as Gateway Industrial Centre.