

## SLUP-20-1243956 RECOMMENDED CONDITIONS

1. Allow up to three drive-through lanes on the site subject to compliance with C-1 (Local Commercial) zoning standards and I-20 Overlay District standards unless variances are obtained from appropriate regulatory authorities.
2. Right of way dedication of 50 feet required from centerline of Wesley Chapel Road.
3. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.
4. Drive-through lanes and service windows serving drive-through lanes shall only be located to the side or rear of buildings.
5. Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.
6. Stacking spaces shall be provided for any use having a drive-through facility. Stacking spaces shall be a minimum of ten (10) feet wide and twenty-five (25) feet long. Stacking spaces shall begin at the last service window for the drive-through lane (typically the “pick-up” window).
7. All drive-through facilities with the exception of drive-through restaurants shall provide at least three (3) stacking spaces for each window or drive-through service facility.
8. Drive-through lanes shall not impede on and off-site traffic movements, shall not cross or pass through off-street parking areas, and shall not create unsafe conditions where crossed by pedestrian access to a public entrance of a building.
9. Drive-through lanes shall be separated by striping or curbing from off-street parking areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.
10. All drive-through facilities shall include a bypass lane with a minimum width of ten (10) feet, by which traffic may navigate around the drive-through facility without traveling in the drive-through lane. The bypass lane may share space with a parking access aisle.
11. Drive-through lanes must be set back five (5) feet from all lot lines and roadway right-of-way lines.
12. Owner and operator are responsible for daily litter clean-up to ensure the property remains free of trash, litter, and debris.