

Z-20-1243955 RECOMMENDED CONDITIONS

1. Limit site to general retail, commercial or office uses permitted within the C-1 (Local Commercial) District and the I-20 Overlay District. Site plan is conceptual and subject to the approval of the Director for compliance to zoning code and I-20 Overlay District standards.
2. Access points are subject to approval by the Transportation Division of the Department of Public Works.
3. Right of way dedication of 50 feet required from centerline of Wesley Chapel Road.
4. All building facades visible from the public street shall consist of concrete, stone, brick or stucco.
5. Architectural accents, where utilized, shall consist of non-reflective glass, glass block, natural stone, pre-cast concrete, brick, terra cotta, stucco or wood.
6. Roof materials shall not consist of any reflective surface.
7. All exterior painted surfaces, where visible from the public street, shall be painted in earth tones. Colors shall be nonprimary colors including darker and cooler shades of green, red such as brick, yellow including beige, and lighter shades of brown including tan.
8. Dumpsters shall not be visible from the public street and shall be fenced or screened so as not to be visible from any adjoining residential district.