



## **Walmart 5210 – Drone Delivery**

### **Exhibit “C”**

#### **Conditions for Special Use Permit**

##### **I. PURPOSE:**

The Purpose of this Special Use Permit is to allow for the Corridor Commercial Zoned Site currently being used as a grocery store to add Drone Delivery as a usage.

##### **II. GENERAL CONDITIONS:**

1. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the Drone Delivery Program shall take place in the general accordance with the Zoning Exhibit (Exhibit C).

##### **III. Special Conditions:**

1. The development will have 12 pad nests located on the asphalt of the parking lot for drone docking, launching, and charging. It will be enclosed by a maximum 8' tall black wire panel fence with a maximum 30' x 94' perimeter.
2. The nest will occupy a maximum of 21 parking spaces and will have a “NO PARKING” striping around the fenced-off area. With the ongoing project of adding drive aisles and potentially re-striping online grocery pickup spaces, a maximum of 35 spaces shall be removed.
3. A storage container for the storage of drones and a temporary generator for power shall be located within the inside perimeter of the fence. The storage container and temporary generator are to be utilized on this site through October 31, 2025. Prior to this date, a site plan shall be submitted to the City of Wylie for consideration. The site plan shall designate permanent shore power and storage solutions to replace the generator and storage container.
4. The temporary generator shall not exceed a maximum of 63 dB up to 25 ft and shall exempt Nonresidential district's sound pressure level limits of 60 dB during the Day from 7:00 a.m. to 7:00 p.m. Noise may be measured at the property line for compliance upon installation.
5. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan for the Drone Delivery development. Approval of the Special Use Permit shall act as site plan approval.