

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of DS Legacy Properties, LLC, (Zoning Docket W-3553). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RM18-S (Cottage Court; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Multifamily; Residential Building, Twin Home; Family Group Home A; Family Group Home B; Family Group Home C; Life Care Community, and Planned Residential Development), approved by the Winston-Salem City Council the 3 day of January, 2023" and signed, provided the property is developed in accordance with requirements of the RM18-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
 - a. The developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permits. Additional improvements may include but are not limited to:
 - Installation of left and right turn lanes with a minimum of 50' storage and appropriate taper. Dedicate additional ROW for these improvements.
 - Addition of a 6'x15' concrete pad for future bus shelter at the Appomattox bus stop.
 - Installation of required curb and gutter and sidewalk required along the entire Indiana Avenue frontage.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. The developer shall complete all requirements of the driveway permit(s).
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.

Winston-Salem City Council
APPROVED
January 3, 2023

- c. A 10' Type I bufferyard shall be planted along the frontage of Indiana Avenue until its intersection with Appomattox Drive. The remainder of the site frontage west of the Appomattox Drive intersection shall be planted with two (2) deciduous trees per 100 feet.