

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 4870 Robinhood TRTORV, LLC, (Zoning Docket W-3555). 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 RM8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Multifamily; Residential Building, Twin Home; 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 RM8-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. Developer shall obtain a driveway permit from the City of Winston-Salem. Required improvements may include, but are not limited to:
 - Should the existing part of Castle Drive be submitted for maintenance by Winston-Salem DOT, that section shall be inspected by the developer and any substandard portions shall be improved to City of Winston-Salem DOT standards.
 - Traffic calming medians shall be required within Century Oaks Lane at the proposed 4-way stop of Century Oaks Lane and Shady Maple Lane, pending WSDOT review and approval.
 - b. The developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
 - c. The developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed.

Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.

- **PRIOR TO THE SIGNING OF PLATS:**
 - a. The Developer must build public streets to City of Winston-Salem public street standards. Traffic calming medians shall be installed within Century Oaks Lane at the proposed 4-way stop of Century Oaks Lane and Shady Maple Lane, pending WSDOT review and approval.
 - b. All documents including covenants, restrictions, and homeowners' association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations. Covenants relating to stormwater must be approved by the City of Winston-Salem Stormwater Division.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by the Planning staff. The first floor building elevations for all multifamily and independent care facility building(s) shall consist of brick or brick veneer in addition to the submitted elevations.
 - b. Any retaining wall shall be earth tone in color or shall match the color of the primary building, as verified by Planning staff.

- **PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**
 - 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. The first floor building elevations for all multifamily and independent care facility building(s) shall be constructed with brick or brick veneer in addition to the submitted elevations.

- **OTHER REQUIREMENTS:**
 - a. Primary evergreen plants within the proposed 15' type II bufferyards and additional evergreen screening depicted on the site plan shall be a minimum height of 10' at time of installation.
 - b. Site lighting shall be located no closer than 75' from the southern property line and shall meet the exterior lighting standards as outlined in section 6.6 of UDO ClearCode.