

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 Village at Robinhood, LLC, (Zoning Docket W-3411). 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 (Arts and Crafts Studio; Banking and Financial Services; Car Wash; Club or Lodge; Combined Use; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through Service); Restaurant (without drive-through Service); Retail Store; School, Vocational or Professional; Services, A; Storage Services, Retail; Swimming Pool, Private; Testing and Research Lab; Theater, Indoor; Utilities; Veterinary Services; Child Day Care Center; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex), approved by the Winston-Salem City Council the 3rd day of June, 2019" and signed, provided the property is developed in accordance with requirements of the GB-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 location of the storm drainage conveyance system must be approved to ensure there are no impacts to adjacent properties and the storm drainage is being conveyed to the area it was intended in the previously approved stormwater management plan.

- **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. All rooftop HVAC equipment shall be screened from view of the adjacent streets.
 - b. Any retaining wall shall be earth tone in color or shall match the color of the primary building as approved by Planning staff.

- c. Developer shall record a 25-foot cross-access easement to the property to the west.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Any damage to City-maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
 - b. Building shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
- **OTHER REQUIREMENTS:**
 - a. The subject property shall not have any freestanding signage. Wall signs shall be limited to the western and southern building facades.
 - b. Foundation plantings shall be installed as shown in the renderings submitted with the rezoning petition.