

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 Hillcrest Property Development, LLC, (Zoning Docket W-3380). 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 MU-S (Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Offices; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; Services A; Stadium, Coliseum or Exhibition Building; Storage Services, Retail; Swimming Pool, Private; Testing and Research Lab; Theater, Indoor; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; and Child Day Care Center), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the MU-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 BUILDING PERMITS:

- a. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on "Exhibit A" as verified by Planning staff. Parapet walls shall be added to the elevations as needed to screen rooftop mechanical equipment from street level along Stratford Road, Somerset Drive, and Winterhaven Lane.
- b. An engineered lighting plan shall be submitted to Inspections for the proposed lighting along Hillcrest Center Drive demonstrating the use of full-cut off fixtures,

light height of twenty-five (25) feet or less and no more than 0.5 foot-candles at the property line.

- c. The maximum impervious area for the Neighborhood Center/Mixed Use - Area 1 shall be seventy-five (75) percent with individual lots being limited to a maximum impervious area of eighty-five (85) percent.
- d. Developer shall dedicate right-of-way along Somerset Drive as shown on site plan.

- **PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**

- a. Lighting shall be installed per approved lighting plan and certified by an engineer.
- b. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
- c. Street trees shall be provided at a maximum fifty (50) feet on center on both sides of all public streets. Street trees may be located between the back of curb and sidewalk/right-of-way with a maintenance agreement provided by either the Developer or Property Owners' Association.

- **OTHER REQUIREMENTS:**

- a. Maximum allowable square footage for Business & Personal Services Uses/ Institutional & Public Uses shall be 520,000 square feet with the following exception: The allowable square footage may be increased above the maximum by reducing the maximum allowable Retail & Wholesale Trade Uses by 1 square foot for every square foot of Business & Personal Services Uses/Institutional & Public Uses added.
- b. Maximum allowable square footage for Retail & Wholesale Trade Uses shall be 80,000 square feet with the following exception: The allowable square footage may be increased above the maximum by reducing the maximum allowable Business & Personal Services by two square feet for every square foot of Retail & Wholesale Trade Uses added.
- c. Maximum number of Residential Units shall be 340 units with the following exception: The maximum number of units allowed may be increased by reducing the maximum allowable Retail & Wholesale Trade Uses by 500 square feet or by reducing the maximum allowable Business & Personal Services Uses/Institutional & Public Uses by 1000 square feet for every unit added.
- d. Individual buildings shall have a maximum total square footage of 100,000 square feet. Buildings linked together by awnings, pedestrian bridges or covered hallways may be counted as separate structures.
- e. Buildings shall be primarily oriented towards public streets. Buildings shall have at least one entrance oriented towards the public street.
- f. Fronts of buildings shall have a maximum setback of 20' from the right-of-way of public streets internal to the property.
- g. The overall lineal footage of building frontage along the main entrance drive (Hillcrest Drive) may not be reduced more than 40 % from that as shown on the site plan. A decorative wall, fence or hedge a minimum of 3' in height shall be provided at the building line where building frontage is reduced.
- h. Building footprints, parking lot configurations, and road layouts shall have the flexibility to be adjusted from those shown on the plan. Building footprints and parking lots can shift location and shape. Any changes or adjustments pursuant to

this condition shall continue to retain the design elements described in Conditions 6-10 and shall relate to other areas in a general similar fashion as shown on plan. Adjustments according to this condition shall not require a staff change.

- i. Off-street parking shall be located to the rear or side of the building per section 2-1.5(C)(3)(c) of the Forsyth County/Winston-Salem UDO.
- j. Any building, other than single-family residential structures, or either in whole or in part within 300' from the common property lines between the property and adjoining Tax Block 3900 Lot 20 and Tax Block 3900B Lot 16 shall be limited to two stories and thirty-five (35) feet in height.
- k. Hotel use is limited to three stories and shall be limited in location within six hundred (600) feet of the Stratford Road right-of-way line.
- l. Developer shall be permitted one freestanding sign to be located along Stratford Road. Sign shall be a monument type with a six (6) foot maximum height and a thirty six (36) foot maximum area. As volunteered by the petitioner, electronic message board signs shall not be permitted.