

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 Brookstown Development Partners, LLC, (Zoning Docket W-2936). 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 PB-S (Two-Phase), approved by the Winston-Salem City Council the 2nd day of May, 2022" and signed, provided the property is developed in accordance with requirements of the PB-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:

Note: The conditions listed below are only applicable to the subject property of this request and its Final Development Plan. All conditions previously approved by the City Council remain in effect for the remainder of the PB-S (Two-Phase) zoning (W-2936).

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
 - a. Prior to approval of the Final Development Plan by the City Council, the City Council shall approve a master plan for the remaining second phase of the overall PB-S (Two-Phase) development. The master plan should include proposed building locations/placements, proposed land uses, and parking areas and should incorporate the elements of an urban mixed-use project.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. The developer shall obtain a driveway permit from the City of Winston-Salem. Required improvements include:
 - Dedication of right-of-way to the specifications of WSDOT;
 - Closure of all unused curb cuts with similar materials;
 - All improvements recommended by the approved TIA;
 - Installation of all public sidewalks as shown on the site plan; and
 - Installation of ADA detectable dome mats at all intersections where they are not currently present.

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

- b. The developer shall demonstrate that the 1,026 parking spaces required for the ballpark are reserved for that purpose in substantial conformity with the approved parking study. Any parking lease agreements used to satisfy this requirement shall be in conformance with UDO requirements.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All required improvements of the driveway permit shall be completed.
 - b. Any damage to City-maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
 - c. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - d. All street trees shall be installed as shown on the site plan.
- **OTHER REQUIREMENTS:**
 - a. The use Services, A shall be further restricted not to allow tattoo parlors.
 - b. No freestanding signage shall be permitted.