

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 20, 2004

Bostic Development at South Alabama, LLC
c/o Daniel L. Murray
P. O. Box 7939
Greensboro, NC 27417

Re: Case #ZON2004-01679 (Rezoning)
Bostic Development at South Alabama, LLC (Daniel L. Murray, Agent)
Southeast corner of North University Boulevard and Overlook Road.

Dear Applicant(s) / Property Owner(s):

At its meeting on August 19, 2004, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business, to R-3, Multi-Family Residential, to allow an apartment complex.

After discussion it was decided to recommended the approval of this change in zoning to the City Council subject to the following conditions:

- 1) **limited to the accompanying PUD;**
- 2) **the provision of a minimum buffer separation as outlined in the PUD Section of Zoning Ordinance, and if necessary, the elimination of exterior windows;**
- 3) **full compliance with the landscaping and tree planting requirements of the Ordinance;**
- 4) **the provision of a sidewalk along University Boulevard;**
- 5) **that the site be limited to two curb cuts to University Boulevard, with the location and design to be approved by Traffic Engineering;**
- 6) **full compliance with City Engineering Comments (dedication of a drainage easement that can properly accommodate all stormwater drainage that enters the property from the south [current layout does not appear to allow for proper handling of stormwater]; compliance with all stormwater and flood control ordinances; any work performed in the right of way will require a right of way permit);**
- 7) **full compliance with Traffic Engineering Comments (driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards; standard two-directional driveways and driveways with two lanes accommodating left and right turn traffic be widened to twenty-four feet);**

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- 8) dedication of any necessary right-of-way to provide 50-feet from the centerline of University Boulevard, a planned major street;**
- 9) provision of an eight-foot wooden privacy fence and a 20-foot buffer where the site adjoins R-1, Single-Family Residential properties; and**
- 10) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$414.34. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: TSHT, LLC