

**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 #ZON2004-01682 (Planned Unit Development)
Campus Pointe at U. S. A. Subdivision**

Southeast corner of North University Boulevard and Overlook Road, adjacent to the West and North sides of Forest Dale Subdivision.

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

At its meeting on August 19, 2004, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) the provision of a minimum buffer separation as outlined in the PUD Section of Zoning Ordinance, and if necessary, the elimination of exterior windows;
- 2) full compliance with the landscaping and tree planting requirements of the Ordinance;
- 3) the provision of a sidewalk along University Boulevard;
- 4) that the site be limited to two curb cuts to University Boulevard, with the location and design to be approved by Traffic Engineering;
- 5) 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);
- 6) 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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- 7) dedication of any necessary right-of-way to provide 50-feet from the centerline of University Boulevard, a planned major street;**
- 8) provision of an eight-foot wooden privacy fence and a 20-foot buffer where the site adjoins R-1, Single-Family Residential properties; and**
- 9) full compliance with all municipal codes and ordinances.**

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