

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 22, 2005

John F. Loupe
19644 Muirfield Cir.
Baton Rouge, LA 70810

**Re: Case #ZON2005-00801 (Planned Unit Development)
The Preserve Subdivision, Phase Two**

North side of Girby Road, ¼ mile± East of Lloyds Lane, extending to the East side of Lloyds Lane, 600'± North of Girby Road, and extending North to the South side of Scenic West Place Subdivision.

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

At its meeting on April 21, 2005, the Planning Commission considered for Planned Unit Development the site plan to allow a single-family residential and garden home subdivision with reduced lot sizes and setbacks.

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

- 1) full compliance with the Traffic Engineering Comments (driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards, traffic calming measures should be included in development);**
- 2) the provision of street stubs to the landlocked parcels to the West in the vicinity of Lots 67-104 and Lots 138-146;**
- 3) that the applicant obtain all necessary federal, state and local permits;**
- 4) completion of the rezoning process (to R-2) for the entire site; and**
- 5) 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