MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION

December 5, 2003

Loupe, Loupe & Ragusa, LLC.
19644 South Miurfield Circle
Baton Rouge, LA 70810

Re: Case #ZON2003-02582
Loupe, Loupe & Ragusa L.L.C.
North side of Girby Road, 550'± West of the North terminus of Pepper Ridge Drive.

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

At its meeting on December 4, 2003, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business, B-2, Neighborhood Business, and R-3, Multi-Family Residential, to R-1, Single-Family Residential, to allow a single-family residential subdivision.

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

(1) full compliance with the City Engineering Comments (strict adherence to all stormwater ordinance requirements, provision of drainage easements to encompass 100 year flood area, compliance with all stormwater and flood control ordinances, any work performed in the right of way will require a right of way permit);
(2) that the site be limited to the accompanying PUD and Subdivision plats;
(3) dedication of any necessary right-of-way to provide 50-feet from the centerline of Girby Road, a planned major street;
(4) that the site be limited to the one entrance road as shown on the plat submitted;
(5) the approval of all federal, state and local agencies; and
(6) full compliance with all municipal codes and ordinances.

The advertising fee for this application is $544.35. 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