



July 27, 2015

Heather Maiefski, Associate Planner
Planning Department
City of Redmond, MS:2SPL

**Subject: *Nouri Preliminary Short Plat
Reduction of 5 housing units to 3 and Removal of Duplex Buildings
LAND 2014-01980, CIVPLAN 2015-01089***

Dear Ms. Maiefski,

On behalf of the project appicatee, Mr. Hamid Nouri, we formally request that the decision letter for the Nouri Short Plat land use application be issued with the condition that the proposed housing units be reduced from 5 to 3. By reducing the proposed unit count, it is our understanding that the project will be in conformance with the City of Redmond's Comprehensive Plan policy N-GL-11 for the Grass Lawn Neighborhood limiting the housing unit density to the underlying zone (R-6).

In previous correspondence with you and as discussed during the July 23, 2015 meeting with Redmond Planning Staff, we understand that the decision letter can be issued with the stated condition without modifying the current land use application.

Furthermore, it is the intent of this project to proceed with civil design with three proposed detached single family homes on three individual lots. Attached single family homes/duplex units will no longer be included in the proposed design.

We appreciate the time and effort the City is putting forward to address the conflict between the current Redmond Zoning Code and Redmond's Comprehensive Plan policies that led to the density issue we are now contending with. As this project continues, we look forward to working with City staff and receiving land use application approval.

Sincerely,

PACE Engineers, Inc.

A handwritten signature in black ink, appearing to read "Scott Sherrow".

Scott Sherrow, PE
Senior Principal Engineer