



Office of the MPC

505 Travis Street | Suite 440 | Shreveport, LA | 71101
318-673-6480 | fax 318-673-6112

December 26, 2023

Riordan Properties #3, Llc
2941 N Pointe Dr
Shreveport La 71106

GEO Number: 171334006004900

Subject: Neighborhood Participation Meeting; Special Use Permit for Multi-family housing inside a C-3 district.

Dear Riordan Properties #3, Llc -

Why are you receiving this letter?

An application has been submitted to the Metropolitan Planning Commission (MPC) Office for a Special Use Permit to develop Multi-family housing in a C-3 district. The MPC Office requires the applicant to hold a neighborhood meeting. This meeting will allow neighborhood residents and businesses the opportunity to learn more about the proposed project as well as ask questions regarding any perceived concerns. **No official decisions will be made at the Neighborhood Meeting; there will be a Board meeting to officially rule on this case at a later date.**

The MPC Office has sent this letter to all property owners within 500' of the project. However, all neighborhood residents may not have received this letter. I encourage you to send this information to your neighbors to make sure that all neighborhood residents are aware of this proposed project.

Where and when is the NPP meeting?

The NPP meeting will take place: Tuesday, January 9, 2024 at 6:00pm
Venue: Agudath Achim Synagogue (Event Center), 9401 Village Drive in Shreveport. The Door Code is "4271#"; the hashtag should be entered in after the 4 digits.

On the reverse side of this letter, you'll find a copy of the Applicant's NPP Invitation Letter.

Should you have any questions, please don't hesitate to contact me, or a member of my staff at (318) 673-6480. Simply ask to speak with someone about this proposed project. Don't hesitate to forward this information to your neighbors to make sure that all area residents are aware of what is going on in your neighborhood. Let's get everyone involved!

Sincerely,

Alan Clarke
Executive Director



Neighborhood Meeting for Allegra at Shreveport Multi-Family Development (Special Use Permit)

Dear Neighbor:

We are seeking approval of a special use permit to construct a multi-family dwelling in the C-3 (General Commercial) zoning district. The 5.17 acre vacant property is located generally at the northwest intersection of Youree Drive and Sophia Lane, as shown on the included aerial image.

The proposed Class A development would include 88 apartment units ranging from one to three bedrooms. The 4-story design provides elevators and interior corridors. Gated access to the property would come from both Youree Drive and Sophia Lane. The community would be professionally managed and maintained and would provide amenities to our residents such as a resort style swimming pool and a clubhouse with fitness center. Adequate on-site parking will be provided and no variance or waivers are requested.

Please join us for an informational meeting to discuss the request in more detail, answer your questions, and have a useful dialogue on how the proposed development may meet the community's needs. We will then continue through the review and public hearing process for this request, including the Shreveport- Caddo Metropolitan Planning Commission. We will have a conceptual site plan, building elevations and renderings available for review at the meeting.

INFORMATIONAL MEETING

DATE: Tuesday, January 9th, 2024
TIME: 6:00pm
PLACE: Agudath Achim Synagogue (event center)
9401 Village Green Dr.
Shreveport, LA. 71115

The door code is 4271#.
(The hashtag should be entered after the 4 digits.)

If you have any questions prior to the community meeting or are unable to attend, please contact me at (210) 669-3081 or via email at jeremy@tbsg.com and we would be happy to share additional information with you.

Sincerely,



Jeremy Mears
Development Partner
The Brownstone Group
Allegra at Shreveport, LP



December 26, 2023

Meiki, Kareem I. And Nancy R. Meiki
502 Demery Blvd
Shreveport La 71115-3647

GEO Number: 171333001000100

Subject: Neighborhood Participation Meeting; Special Use Permit for Multi-family housing inside a C-3 district.

Dear Meiki, Kareem I. And Nancy R. Meiki -

Why are you receiving this letter?

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Sincerely,



Jeremy Mears
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