

January 24, 2024

Cowel, Steven N.  
450 Harris Ln  
Shreveport La 71106-8306

**GEO Number: 181420008001300**

**Subject: Neighborhood Participation Meeting; Rezoning from C-2 to C-3 for a Car Dealership.**

Dear Cowel, Steven N. -

**Why are you receiving this letter?**

An application has been submitted to the Metropolitan Planning Commission (MPC) Office for a Rezoning from a C-2 district to a C-3 district for a Car Dealership. 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, February 20, 2024 at 10:00am  
Venue: David Raines Branch of Shreve Memorial Library, 2855 Dr. Martin Luther King, Jr. Drive in Shreveport.

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

**Office of the MPC**

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

Dear Residents of the Martin Luther King Jr. Community:

I currently own the building located at 3011 Martin Luther King Jr. Drive. I would like to open a used vehicle dealership at this location. Potential hours of operation for this business would be 8 AM to 4 PM Monday through Friday, 8 AM to 12 Noon Saturday, and closed on Sunday.

The site for the potential business is located in a C-2 Corridor Commercial Zoning District, a vehicle dealership is a Special Use, according to Article 6.1, Section QQ of the Shreveport Unified Development Code, which means I am required to apply for special approval to operate a vehicle dealership with outdoor storage/display.

The site is a one-story commercial structure with a combined estimated square footage of 1,200 square feet. Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what I am proposing, and I can answer any questions or concerns. My application must be heard by the Shreveport Caddo Metropolitan Planning Commission and I am required to hold a public informational meeting before my application is deemed complete.

The meeting will take place:

Tuesday, February 20, 2024 @ 10 AM  
Shreve Memorial Library-David Raines Branch  
2855 Dr. Martin Luther King Jr. Drive  
Shreveport, LA 71107

At the meeting, I will provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the project. The vehicle dealership would occupy the property located near the intersection of Martin Luther King Jr. Drive and David Raines Road, with a front entrance off of and exit onto Martin Luther King Jr. Drive. The site is now a former convenient store/gas station that is in the progress of being renovated.

If you are unable to attend and would like to receive information from the meeting, please feel free to contact me. If you have any additional questions or comments, please feel free to contact me at [maxford151@yahoo.com](mailto:maxford151@yahoo.com).

I hope to see you at the meeting on February 20th.

Sincerely,



Max A. Ford

January 24, 2024

Escobar Julio  
720 Honey Creek Ln  
Shreveport La 71107

**GEO Number: 181419001015200**

**Subject: Neighborhood Participation Meeting; Rezoning from C-2 to C-3 for a Car Dealership.**

Dear Escobar Julio -

**Why are you receiving this letter?**

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Max A. Ford