



CADDO PARISH PLANNING AND ZONING COMMISSION
505 Travis Street, Suite 440 | Shreveport, LA 71101 | p 318-673-6480 | f 318-673-6112

February 1, 2024

Aronstein, Audrey Marshall &
5931 Yukon Dr
Shreveport La 71107-2034

GEO Number: 191430003000800

Subject: Neighborhood Participation Meeting for Rezoning from C-1 to C-3 for a Drive-thru Coffee shop.

Dear Aronstein, Audrey Marshall & -

Why are you receiving this letter?

An application has been submitted to the Metropolitan Planning Commission (MPC) Office for a Rezoning from C-1 to C-3 for a Drive-thru Coffee Shop. This NPP 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 1,500' 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; the second page of this Letter indicates the notification area for this project.

Where and when is the NPP meeting?

The NPP meeting will take place: **Friday, February 16, 2024 at 5:30pm**
Venue: **Shreveport-Bossier Family Dental Care**, 4955 LA 1, #500 in Shreveport.

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,

A handwritten signature in blue ink, appearing to read 'Alan Clarke', is written in a cursive style.

Alan Clarke
Executive Director



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NPP Neighborhood Meeting Invitation (Zoning Change)

Dear Neighbor:

My company, 2049 Coffee Company, LLC, is under contract to purchase a parcel of land currently occupied by All Star Car Wash, at 5835 N Market Street. We'd like to open a Scooter's Coffee shop (Drive-Thru Only). Hours of operation would be 6 a.m. to 8 p.m., and would be open Seven (7) days a week.

The site is located in a C-1 Neighborhood Commercial Zoning District, where a drive-thru is not allowed, according to Article 5, Section 5.2 (Table 5-1) of the Unified Development Code. The site was previously zoned as C-3, but got changed to C-1 when the most recent Shreveport Unified Development Code was adopted. Therefore we are applying for a zoning change back to a C-3 General Commercial Zoning District in order to operate a drive-thru only coffee shop. The project consists of a single-story commercial structure with a square footage of 664 square feet and a site with a square footage 20,000 square feet. Off-street parking will be provided and no variance or waivers are required.

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 we propose, and present questions or concerns. Our application has to be heard by the Metropolitan Planning Commission and the City Council and we are required to do this before we submit our application to the Metropolitan Planning Commission.

The meeting will take place:

Friday, February 16th, 2024 at 5:30 pm
Shreveport-Bossier Family Dental Care,
Conference Room, at 4955 LA 1 #500
Shreveport, LA 71107

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the project. If you are unable to attend and would like to receive info from the meeting, please feel free to contact me. If you have any additional questions or comments, here's how to reach me. I hope to see you at the meeting on February 16th.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Rennie', is written over a light blue horizontal line.

John Rennie
john@blackcypressla.com



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February 1, 2024

Sri Operating Company
3 Glenlake Pkwy Ne
Atlanta GA 30328

GEO Number: 191431023000100

Subject: Neighborhood Participation Meeting for Rezoning from C-1 to C-3 for a Drive-thru Coffee shop.

Dear Sri Operating Company -

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Alan Clarke
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John Rennie
john@blackcypressla.com