



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

February 15, 2024

Dear Neighbor:

My company, NWLA Investment Properties, LLC, owns vacant land at a point about 1000 ft. south of Mt. Zion Rd. and 1700 ft. east of Linwood Ave. We'd like to develop the land for a commercial and industrial business park.

The site is in an R-A Residential Zoning District, where this is not allowed, according to Article 5, Section 5.2 (Table 5-1) of the Unified Development Code. Therefore, we are applying for a zoning change to a I-2 Industrial Zoning District to house the types of businesses this development will attract. The site is currently about 25 acres of vacant land with no structures.

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 must 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:

Tuesday, March 5th, 2024, at 5:30 pm

The office of H & H Operating LLC

8540 Hatfield Gorman Dr.

Shreveport, LA 71106

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 at the provided email. If you have any additional questions or comments, also contact me using provided email. I hope to see you at the meeting on November 8th.

Sincerely, Jake Overton (NWLA Investment properties, LLC)

joverton@handhfs.com