

March 13, 2024

Brown, Sam, Jr.  
624 Central St  
Shreveport La 71106-2930

**GEO Number: 181332007006100**

**Subject: Neighborhood Participation Meeting; Rezoning to a C-2 (Corridor Commercial) for a Sunoco C-Store & Gas Station.**

Dear Brown, Sam, Jr. -

**Why are you receiving this letter?**

An application has been submitted to the Metropolitan Planning Commission (MPC) Office for a Rezoning to C-2 for a Sunoco Convenience Store & Gas Station. 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: Thursday, March 28, 2024 at 5:30pm  
Venue: Valencia Park Community Center, 1800 Viking 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

## **NPP Neighborhood Meeting Invitation (Zoning Change)**

Dear Neighbor:

My company, S & O Capital, LLC, owns and operates the business, A1 Stop, at 326 E Stoner Avenue which is currently a C-Store and Gas Station. We'd like to construct a new business, Sunoco (C-Store & Gas Station) at the same location. Hours of operation would be 8 a.m. to 11 p.m., and would be open Seven (7) days a week.

The site is located in a C-2 Corridor Commercial Zoning District, which is allowed, according to Article 5, Section 5.2 (Table 5-1) of the Unified Development Code. However, the site is to be expanded to allow for the new construction by utilizing the two north residential lots at 1239 & 1241 Vaughn Avenue. These lots are zoned R-3 Multi-Family Residential Zoning District. Therefore, we are applying for a zoning change for the two lots to C-2 Corridor Commercial Zoning District. The project consists of a single-story commercial structure (C-Store & Gas Station) with an area of 3,509 square feet and a site with an area of 26,103 square feet. Off-street parking will be provided and no variance or waivers are required.

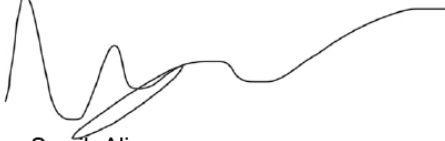
Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. Our application has to be heard by the Metropolitan Planning Commission and the City Council and we are required to do this before we submit our application to the Metropolitan Planning Commission.

The meeting will take place:

Thursday, March 28<sup>th</sup>, 2024 at 5:30 pm  
Valencia Park Community Center  
1800 Viking Drive, 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 March 28<sup>th</sup>.

Sincerely,



Samih Ali  
fadyali2323@gmail.com



**Office of the MPC**

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

March 13, 2024

S & O Capital Llc  
C/O Nasim Motayar  
Shreveport La 71115

**GEO Number: 181332006000700**

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Dear S & O Capital Llc -

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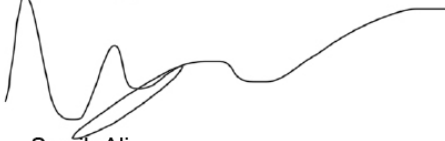
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Samih Ali  
fadyali2323@gmail.com