

## **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.

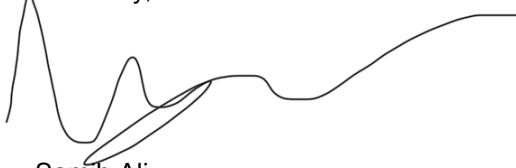
Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. Our application has to be heard by the Metropolitan Planning Commission and the City Council and we are required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

A handwritten signature in black ink, appearing to read 'Samih Ali', with a long, sweeping horizontal line extending to the right.

Samih Ali  
fadyali2323@gmail.com