



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

April 18, 2024

Snyder Asset Management, L.L.C.
2415 East 70th St.
Shreveport La 71105

GEO Number: 171337026001000

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

Dear Snyder Asset Management, L.L.C. -

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 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: **Wednesday, May 1, 2024 at 6:30pm**

Venue: **Broadmoor Shreve Memorial Library, 1212 Captain Shreve Drive** 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 over a white background.

Alan Clarke
Executive Director



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Dear Neighbor,

My name is Alan Rock, my wife and I have purchased the rights to open a franchise new to the Shreveport metropolitan area – Scooters Coffee Drive-Thru (<https://www.scooterscoffee.com/>). We are excited about the opportunity to bring this concept to the area and would appreciate your support. This business will be veteran and locally owned and operated.

The proposed site is 2522 E 70th Street, the vacant lot next to Little Works in Progress Pediatric Therapy. The site is currently zoned C-1 Neighborhood Commercial. We are requesting a zoning change to C-3 General Commercial to correspond with the Master Plan for Shreveport Caddo Parish. There will be no access to the Dixie Garden Neighborhood. Access will be limited to East 70th Street. Scooters Coffee Drive-Thru is exactly what the name implies – drive thru only. There will be no in-house dining and the hours of operation are generally 6:00 am – 8:00 pm daily.

Because you are a nearby neighbor or otherwise interested in the neighborhood, as are we, we invite you to a meeting where you can learn more about what we propose and present any questions or concerns. Our application must be heard by the Metropolitan Planning Commission and approved by the Parish Commission. We are required to host this meeting before our application is presented to the Metropolitan Planning Commission.

The meeting will take place:

Wednesday, May 1st, 2024 @ 6:30-7:30 pm
Broadmoor Shreve Memorial Library
1212 Captain Shreve Drive
Shreveport, LA 71105

At the meeting, we will provide a sign-in sheet to obtain email addresses, so we can keep you updated if there are any changes to the project. If you are unable to attend and would like to receive info about the meeting, please feel free to contact me. If you have any additional questions or comments, my email address can be found below. I hope to see you at the meeting on May 1st.

Sincerely,

Alan & Shelley Rock
Walanrock2@gmail.com



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April 18, 2024

Jowers, Margueritte L.
P.O. Box 44404
Shreveport La 71134-4404

GEO Number: 171337012006800

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

Dear Jowers, Margueritte L. -

Why are you receiving this letter?

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Sincerely,

Alan & Shelley Rock
Walanrock2@gmail.com