

April 24, 2024

Baten, Roger Dale And Connie Yvonne Withem Baten  
425 Mount Zion Rd  
Shreveport La 71106-6401

**GEO Number: 161402004019700**

**Subject: Neighborhood Participation Meeting for a Rezoning from C-1 to I-1 for industrial use(s).**

Dear Baten, Roger Dale And Connie Yvonne Withem Baten -

**Why are you receiving this letter?**

An application has been submitted to the MPC office for a rezoning from C-1 to I-1 for industrial use(s). 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: Wednesday, May 8, 2024 at 5:00pm  
Venue: Coldwell Banker offices, 8805 Line Avenue 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

**Office of the MPC**

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

Dear Neighbor:

My name is Andrew Cordaro, I am a local real estate agent with Coldwell Banker and developer of commercial properties. I am currently in the process of purchasing 9.7 acres on Linwood Avenue, west of Linwood Avenue and north of Mount Zion Road. The land is currently zoned C-1 and I am rezoning to I-1 to allow office/warehouse related uses.

I develop, build, lease and manage my commercial properties myself, and I am “hands-on” from start to finish and maintain my commercial properties to the highest level as if I occupy myself. My most recent office/warehouse development is located at the northeast corner of Youree Drive and Flournoy Lucas Road, the address is 9275 Youree Drive Shreveport, LA 71115 if you would like to drive through and view in person at your convenience.

My application has been submitted to the Metropolitan Planning Commission and they require that I host a neighborhood meeting prior to the MPC meeting. Considering you are a nearby neighbor, I am inviting you to a meeting where you can learn more about my proposed office/warehouse development and ask me any questions you may have.

If you would like to attend the meeting, please see the below specifics:

Wednesday, May 8th, 2024 at 5:00 PM  
Coldwell Banker Office  
8805 Line Avenue  
Shreveport, LA 71106

I'll provide a sign-in sheet at the meeting to obtain email addresses, so that I can keep you updated throughout the process. If you are unable to attend, please feel free to reach out to me directly, my contact information is below.

Sincerely,

Andrew Cordaro

318-455-3661

Andrew@AndrewCordaro.com

April 24, 2024

Sandifer, Mable Irene, Mrs.  
P O Box 547  
Oil City La 71061

**GEO Number: 161402006000200**

**Subject: Neighborhood Participation Meeting for a Rezoning from C-1 to I-1 for industrial use(s).**

Dear Sandifer, Mable Irene, Mrs. -

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