

May 22, 2024

M2c Real Estate Llc
10917 Cattail Pointe
Shreveport La 71106

GEO Number: 181423075000100

Subject: Neighborhood Participation Meeting; rezoning from a C-1 district to C-4 district.

Dear M2c Real Estate Llc -

Why are you receiving this letter?

An application has been submitted to the MPC office to rezone 1020 Forum Drive from a C-1 district to a C-4 district. 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, June 6, 2024 at 6:00pm
Venue: Shreveport Collision Center, 1513 Corporate 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

May 22, 2024

Dear Neighbor:

My company, AttawayRV, LLC, owns vacant land at 1020 Forum Drive. I'd like to construct three contractor office on this property to lease. Typical hours of operation would be 7AM to 5PM Monday through Friday.

The site is located in a C-1 Commercial Zoning District where contractor office are 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 Commercial C-4 District in order to operate these offices. The site has three single-story commercial structures with a combined square footage of 4,800 square feet. On-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, June 6, 2024 at 6:00 PM
Shreveport Collision Center, 1513 Corporate Drive
Shreveport, LA 71107

At the meeting I'll provide a sign-in sheet to obtain e-mail addresses so I can keep you updated if there are any changes to the project. If you are unable to attend and would like to receive information 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 June 5th.

Sincerely,



James Attaway
Attaway44_j@yahoo.com