

May 30, 2024

Dear Neighbor:

Lexmark Plaza LLC and Lexmark Plaza II LLC own the building complex located at the corner of Line Avenue and Jordan Street, where the old Motor City Hotel used to be. The addresses are 725 Jordan St., 1513 Line Ave., and 1545 Line Ave. We propose to open a low-intensity treatment center for community members in the latter stages of their addiction recovery. This facility would provide a structured therapeutic environment, followed by on-site supportive recovery housing.

The sites are currently zoned as C-UC: Commercial Urban Corridor, where group homes are not permitted, according to Article 5, Section 5.2 (Table 5-1) of the Unified Development Code. Therefore, we are applying for a zoning change to an IC: Institutional Campus Zoning District to operate a residential care facility and provide recovery housing. The sites consist of multi-story commercial buildings with a combined total of 132,200 square feet. Additionally, there is an attached multi-story garage with 221 parking spaces.

Because you are a nearby neighbor or otherwise interested in the neighborhood, we are 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:

Date: Thursday, June 20th, 2024

Time: 5:30 pm

Location: NL Whole Health Treatment Center
1513 Line Ave Shreveport, LA 71101

At the meeting, we'll provide a sign-in sheet to obtain email addresses, so that 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 from the meeting, please feel free to contact us. If you have any additional questions or comments, you can reach us by calling Curtis R Joseph at 318-221-6858. We hope to see you at the meeting on June 20th.

Sincerely,

Chaim Rottenberg