

June 3, 2024

Exceptional Client Care Services, Llc
835 Margaret Pl
Shreveport La 71101-4508

GEO Number: 171401074006700

Subject: Neighborhood Participation Meeting; rezoning from a C-UC district to an I-C district.

Dear Exceptional Client Care Services, Llc -

Why are you receiving this letter?

An application has been submitted to the MPC office for a Rezoning from a C-UC district to an I-C 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 20, 2024 at 5:30pm
Venue: **NL Whole Health Treatment Center, 1513 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

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

June 3, 2024

Rutherford House, Inc.
862 Olive St
Shreveport La 71104

GEO Number: 171306063005000

Subject: Neighborhood Participation Meeting; rezoning from a C-UC district to an I-C district.

Dear Rutherford House, Inc. -

Why are you receiving this letter?

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