

August 7, 2024

Guevara, Lloyd Hugh
2846 Long Lake Dr
Shreveport La 71106-8422

GEO Number: 171306059000700

Subject: Neighborhood Participation Meeting; rezoning from a C-UC (Commercial Urban Corridor) district to an I-C (Institutional Campus) district.

Dear Guevara, Lloyd Hugh -

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. This request is currently pending the decision of the City Council. This meeting is being hosted to 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 City Council meeting to officially rule on this case at a later date.**

The MPC Office has sent this letter to all property owners within 500' to 1,000' 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: **Tuesday, August 27, 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

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. The facility would be a residential care facility licensed and regulated by the Louisiana Department of Health and would provide treatment and care in a structured therapeutic environment.

The sites are currently zoned as C-UC: Commercial Urban Corridor, where residential care facilities 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. 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.

The meeting will take place:

Date: Tuesday, August 27th, 2024
Time: 5:30 pm
Location: NL Whole Health Treatment Center
1513 Line Ave Shreveport, LA 71101

Sincerely,

Chaim Rottenberg

August 7, 2024

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

GEO Number: 171401074006700

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