

August 26, 2024

Mc Menis, James Alton  
7851 Oak Creek Trl  
Shreveport La 71129

**GEO Number: 161307005000300**

**Subject: Neighborhood Participation Meeting; rezoning from an R-1-7 district to a C-1 district.**

Dear Mc Menis, James Alton -

**Why are you receiving this letter?**

An application has been submitted to the MPC office for a Rezoning from an R-1-7 district to a C-1 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: Wednesday, September 11, 2024 at 5:30pm  
Venue: **On-site at 110 Hattaway Lane** 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

**NPP Neighborhood Meeting Invitation (Rezoning)**

August 24, 2024

**Case: 24-126-C**

Dear Neighbor,

Suzonne and I purchased the property located at 110 Hattaway Lane, we are applying for a rezoning permit to rezone the property from the **Single-Family Residential zoning district (R-1-7)** to the **Neighborhood Commercial zoning district (C-1)**. We are proposing to open a small foodservice business where we could conduct a barbeque smokehouse for fundraisers, while also having a place to prepare take-out foods. The Unified Development Code (UDC) does not allow for commercial businesses within the residential zoning district.

If we are approved, we are planning to have improvements done to the property, we also intend to fence-in the property and construct a 960 sq feet building with a 12-foot porch on three sides and a 12' rear carport, the building will essentially be under a 3000 sq. ft. roof.

The reason you are receiving this letter is because you are a nearby neighbor or property owner or otherwise interested in the neighborhood, I'm inviting you to our meeting where you will be able to learn more about what we are proposing and can inquire about our operations or voice concerns. Our application has to be heard by the Shreveport-Caddo Metropolitan Planning Commission and we are required to do this before our application is deemed complete.

The meeting will take place:

**Wednesday, September 11<sup>th</sup>, 2024 at 5:30pm**  
**Located at the site 110 Hattaway Ln.,**  
**Shreveport, LA 71106**

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I 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 me. If you have any additional questions or comments, here's how to reach me. I hope to see you at the meeting on September 11th.

Sincerely,

Suzonne and Keith Bourque | [KWBourque57@comcast.net](mailto:KWBourque57@comcast.net) | Phone # (318)655-1981

August 26, 2024

Airbud Investments Llc  
707 Benton Rd. Ste. 201  
Bossier City La 71111

**GEO Number: 161307005001900**

**Subject: Neighborhood Participation Meeting; rezoning from an R-1-7 district to a C-1 district.**

Dear Airbud Investments Llc -

**Why are you receiving this letter?**

An application has been submitted to the MPC office for a Rezoning from an R-1-7 district to a C-1 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.**

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