



CADDO PARISH PLANNING AND ZONING COMMISSION
505 Travis Street, Suite 440 | Shreveport, LA 71101 | p 318-673-6480 | f 318-673-6112

November 1, 2024

Nash, Linda L. 1/3, Bryan O. Caldwell 1/3
2957 7th St
Shreveport, La 71107

GEO Number: 181417010010900

Subject: Neighborhood Participation Meeting for Rezoning from an R-1-12 district to an R-1-7 district.

Dear Nash, Linda L. 1/3, Bryan O. Caldwell 1/3 -

Why are you receiving this letter?

An application for a **Rezoning from an R-1-12 district to an R-1-7 district** has been submitted to the Metropolitan Planning Commission (MPC) Office. This NPP 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 1,500' 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: **Monday, November 18, 2024 at 5:30pm**
Venue: **Shreveport Parks & Recreation Facility, 2920 Round Grove Lane** in Shreveport

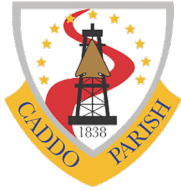
On the reverse side of this letter, you'll find a copy of the Applicant's NPP Invitation Letter.

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,

A handwritten signature in blue ink, appearing to read 'Alan Clarke', is written in a cursive style.

Alan Clarke
Executive Director



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505 Travis Street, Suite 440 | Shreveport, LA 71101 | p 318-673-6480 | f 318-673-6112

October 31st, 2024

RE: The Woods At Caddo Parish

Dear Neighbor:

Our company, Capitol One Investment, LLC., owns One hundred and twenty acres (120 acres) of vacant land off David Raines Road (APN for properties 40 Acres 181408000002600 & 80 Acres 18140800003200). We'd like to build approximately 320+/- single family homes, for sale. The site is located in an (R-1-12) Zoning District. We will need to rezone the land to R-1-7, Single Family Residential Zoning District, in Caddo Parish. The site will be for single story residential houses for sales with a square footage of 1,250 to 1,600 square feet. 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: Monday, November 18th, 2024 at 5:30 pm at Shreveport Parks And Recreation Facility, 2920 Round Grove Ln, Shreveport, LA. 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 about 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 November 18th. Sincerely,

Robert Thompson Vice President – Development Capitol One Investment, LLC

Robert K Thompson

Date: October 31st, 2024

Robert K Thompson

Vice President – Development

Capitol One Investment, LLC

robertkt51@gmail.com



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November 1, 2024

Edwards, Gloria J. 1/4, Adrian W. Bates 1/4,
1429 Thousand Oaks Blvd
Albany, CA 94706-1444

GEO Number: 181417010001600

Subject: Neighborhood Participation Meeting for Rezoning from an R-1-12 district to an R-1-7 district.

Dear Edwards, Gloria J. 1/4, Adrian W. Bates 1/4, -

Why are you receiving this letter?

An application for a **Rezoning from an R-1-12 district to an R-1-7 district** has been submitted to the Metropolitan Planning Commission (MPC) Office. This NPP 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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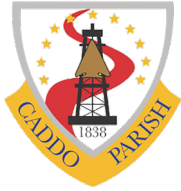
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Alan Clarke
Executive Director



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Date: October 31st, 2024

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