

Robert J. Adams  
854 Chartres Dr.  
Shreveport, LA 71115  
(318) 798-6446  
April 28, 2020

TO: The Metropolitan Planning Commission (MPC)

SUBJECT: Busy Bee Academy (MPC Meeting – May 6, 2020)

As a homeowner in the Twelve Oaks subdivision and a member of the Twelve Oaks Homeowners Association (HOA) and due to the hearing being changed from an in-person to a Zoom/virtual meeting, I am presenting my concerns in this letter.

Twelve Oaks is the largest subdivision in Shreveport and brings in a lot of property tax dollars to the city of Shreveport and Caddo parish. I believe there should be some consideration given for the subdivision in this hearing.

The HOA and homeowners are not against the Busy Bee Academy, another business for Shreveport is a win. Our main concerns are the traffic associated with it going in and out of the subdivision. The entrance to our subdivision, which is at the intersection of Flournoy Lucas and Ashley River Drive, has a history of numerous accidents, some fatalities, at this location.

Another concern is if the property in question is currently zoned Commercial Urban Village (CUV), which means if the day care should close down they could sell the property to a variety of other not so desirable businesses that should not be in front of a family friendly subdivision. Also, the zoning for the back portion of the land owned by SDC needs to be changed to a less invasive use.

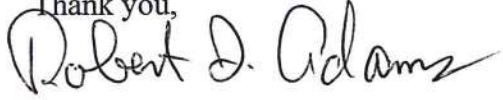
I would also like to add some visual information for the hearing with some explanation as to what they are as follows:

1. Master plan describes the subdivision and map with the shopping area and commercial area. The shopping area shows another entrance to it from Ashley River Dr “before” the gated entrance.
2. Pictures of both curb-cuts on Ashley River Dr before the gate with the one on the east side to the commercial area has no effect on traffic.

3. Picture showing where traffic would enter and exit to the Busy Bee Academy onto Ashley River Dr at crossover and U-turn. However, looking at the exit from Busy Bee traffic would have to go left into oncoming traffic on Ashley River Dr to cross the median to exit the subdivision which would be a safety hazard. The other option would be to turn right on to South Plaquemines Dr and make a U-turn tying up traffic on Ashley River Dr entering and exiting the subdivision.
4. U-turn on South Plaquemines Dr.

As looking at the master plan it shows an entrance and exit to the shopping area at a curb-cut before the gate and a roadway completely around the shopping area and there is also a curb-cut on Flournoy Lucas so there should not be a need for a curb-cut on Ashley River Drive.

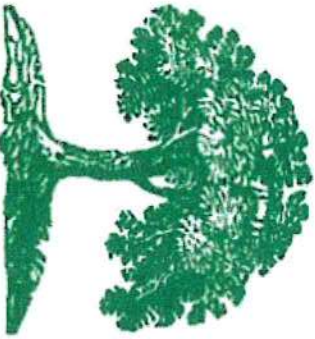
I ask that you take into consideration all this information I have supplied you and the concerns of the HOA and homeowners when making your decision.

Thank you,  
  
Robert J. Adams

Enclosures

①

# Twelve Oaks MASTER PLAN





### Middleton Place

Lovely Garden Homes.



### Orleans Court

A new twist on traditional French.



### Marigny Woods

Close to pond and fishing.

**Twelve Oaks, a master planned community located on 400 acres in Southeast Shreveport, offers six distinct residential communities from which today's discriminating homeowner may choose.**

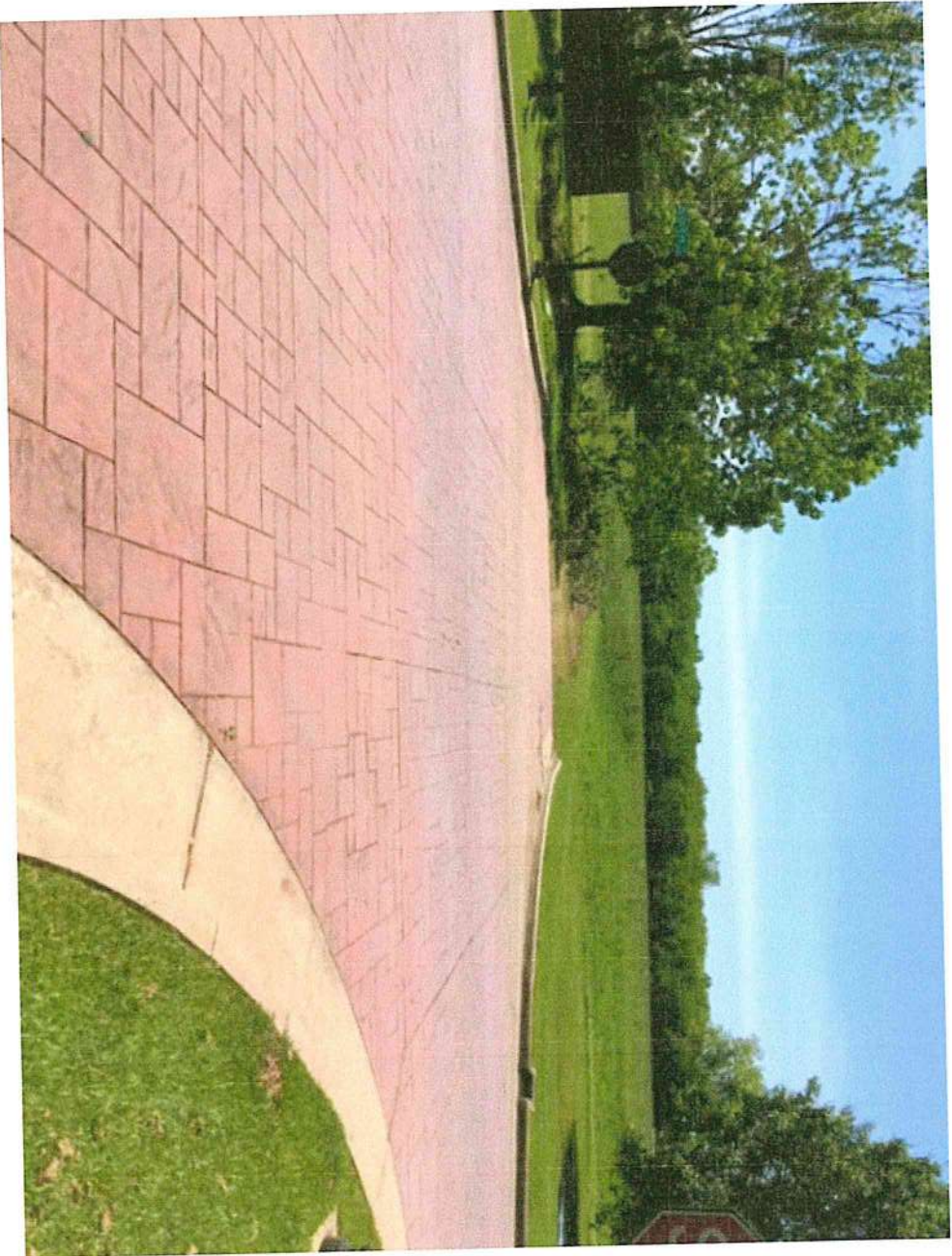
**Conveniently located near the Inner Loop 3132, residents can enjoy all the benefits of suburban living with quick access to I-49, downtown Shreveport, and other major thoroughfares.**

**Close to and easy access to major shopping centers. A neighborhood shopping village with small shops is adjacent to the gated entry.**

**Custom Home Builders with years of experience, design each residence to your exacting taste. The Twelve Oaks Homeowners Association has a permanent office located within the Gatehouse to help its members**



EAST





WEST

STREET PLAN @ LOT 1 D  
BUSY BEES ACADEMY OF LEARNING



Entry and Exit from Busy Bee



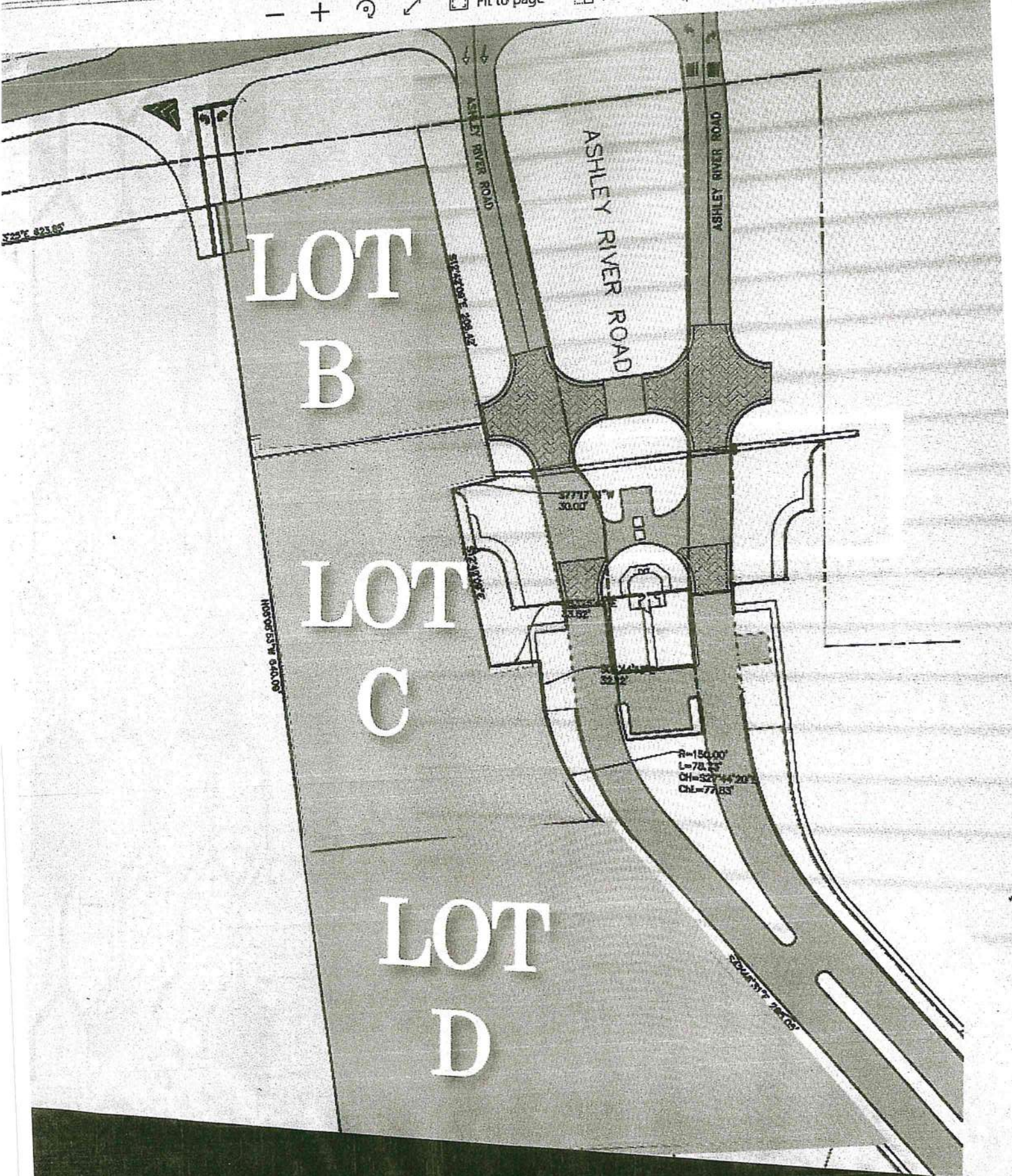
CROSSOVER ON Ashley River Dr.





U-turn on Ploqueminnes





MPC  
505 Travis St, Suite 440  
Shreveport, LA 71101

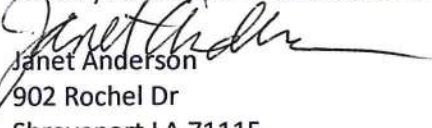
To Whom It May Concern:

We are residents of the beautiful Twelve Oaks community in Shreveport.

We are writing to express our concern about the development of the Busy Bee Daycare Center which is being considered at the front of our neighborhood. We are not against a business, as we have several on the other side of the neighborhood which have been wonderful additions, including the restaurant Sauvage. These businesses have their own entrance from Flournoy Lucas Rd. However, we are extremely concerned about the additional traffic a daycare center will provide to an already busy neighborhood with only one way in and out since the developer wants to have the entrance to the day care center behind our entrance gate! This is completely unacceptable. There is no good reason to have the entrance and exit from the day care BEHIND our entrance gate when there is already a curb cutout BEFORE the gate and also one from Flournoy Lucas Rd. There has been discussion by the developer that it is cost prohibitive to have the entrance before the gate where the curb cutout is. Frankly, that is between the developer and the business to share; those of us who live in the neighborhood bought here under the impression it is a gated community and that any business developed outside the gate would have entrances/exits also outside the gate. Please reconsider the option of having the entrance to Busy Bee and other businesses OUTSIDE our beautiful community. We might as well not even have a gate anymore and the traffic in and out will be unmanageable. We do not want those that do not live in our neighborhood to have access to the neighborhood after the gate is closed, which is typically dusk to dawn. In the winter, the gate will be closed earlier due to darkness and would require those that have children in day care to need an access code to get in; this is also not acceptable.

I'm sure the MPC is also aware of the heavy traffic flow on Flournoy Lucas Rd. It will be almost impossible for residents to exit the neighborhood in the mornings for school or work with the extra daycare traffic coming from within our gate. I realize the MPC has no control over the fact that we need a traffic light at the entrance, but the MPC can certainly help us with the placement of the entrance/exit of the business.

Thank you for your consideration of this matter.

  
Janet Anderson  
902 Rochel Dr  
Shreveport LA 71115

Dear Members of the MPC,

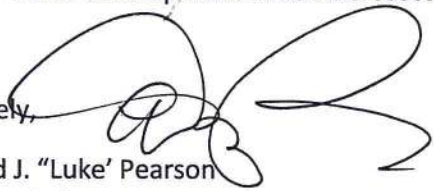
I am opposed to the approval of the application by Busy Bees Academy to the Metropolitan Planning Commission (MPC). If this application is approved and a daycare facility is constructed and allowed to utilize the entrance and exits of Twelve Oaks, not only will the lives of Twelve Oaks residents be at greater risk due to increased traffic at peak times, but so will the lives and safety of the patrons and employees of Busy Bee Academy, which includes more innocent children.

At certain times of the day, the ingress and egress of Twelve Oaks creates the almost perfect storm of traffic problems. When exiting the subdivision and turning left, one literally has to be a mind reader of the person traveling from east to west to try to determine if they are going to enter the center turn lane to turn into the subdivision or keep going straight. This can be challenging for even the most seasoned and attentive driver. The issue is further complicated when traffic is entering or exiting from St. Elizabeth Ann Seton Catholic Church and Azalea Estates Assisted Living on the north side of Flournoy Lucas. There is already an elevated level of danger with ingress and egress from Twelve Oaks. There could be serious unintended consequences by adding additional traffic during peak times to the area. The tipping point will be raised and the chance of serious injury and/or loss of lives greatly increased. Please take the wise course of action and reject this application.

I believe Mr. Janca and Shreveport Development Corporation would oppose this approval if he/they were in any position other than the seller of the land. I do believe in limited government and free enterprise; however, we are also a Representative Republic and we have certain governing and other oversight agencies and bodies in place to serve the public good. Part of the mission for the MPC should be for the safety and well-being of the general public. We are pleading with you not to further endanger our families and other citizens of our community by approving the construction of a daycare facility which shares our entrance and exit.

There is plenty of suitable vacant commercial land available in this area for use by a daycare; however, there is only one entrance and exit for Twelve Oaks. This is through no fault or action by the residents of Twelve Oaks. We are the innocent victims. Until the Louisiana Department of Transportation and Development takes action to make this intersection safer to navigate, I believe any applications for curbs-cuts or other development which increases traffic entering and exiting Twelve Oaks should be denied.

Sincerely,

  
Donald J. "Luke" Pearson

1066 Rochel Drive

Shreveport, LA 71115

318-471-0557

Lpearson63@gmail.com

Subject: MPC case 20-2-SC, West side of Ashley River, 480' south of E. Flournoy Lucas, Twelve Oaks Subdivision

My name is Amy Hermes. My family and I live at 1018 Rochel Drive, Twelve Oaks. We have concerns relative to Busy Bee Academy and the commercial lot referenced above.

My main concern of Busy Bee Academy building in front of Twelve Oaks subdivision is the increase in traffic entering and exiting neighborhood especially during peak hours of 7:30-8:30AM during their drop off time and around 5:00PM during their pick up times. Currently getting out of our neighborhood in the morning for school can be very difficult and dangerous as it is. My concern is adding the extra influx of cars into and out of neighborhood from all directions will make leaving our neighborhood during those times that much more difficult and dangerous than it already is. I have one teenage driver who leaves for high school, turning left on Flournoy Lucas between 7:30-7:45 AM and will have another teenage driver in one more year. My fear is for their safety as they leave for school each morning.

My second concern is the entrance to Busy Bee being behind our gate off Ashley River. We believe the access to the commercial lot should be off Ashley River north of our subdivision's gate or off Flournoy Lucas.

The developer has the right to sell the property, but we do not think that property should be linked with our gated community. We urge the MPC to require access to this commercial property in another manner and to strongly consider what this particular business would do to our traffic issues 7-9:00AM and 4-5:30PM. The safety of all our residents is at stake.

Thank you

Amy Hermes

1018 Rochel Drive

318-364-7850

April 30, 2020

To the members of the Metropolitan Planning Commission:

I am a resident of Twelve Oaks and I would like to voice my concern for and opinion on a proposed daycare center on the property adjacent to our neighborhood. I am not opposed to the daycare itself; but, I am opposed to access for the business being on Ashley River Road as a curb cut behind our security gate and the resulting increase in traffic for our only entrance/exit into and out of the neighborhood..

Tony Janca, the developer and owner of the land for the proposed daycare, himself, admitted that he does not want to spend the money to put an entrance on Flournoy Lucas. It is more cost effective for him to make the entrance off of Ashley River by cutting out a curb behind our gated entrance. So, as a businessman, he is more focused on making a profit than doing what is right for the neighborhood.

I believe there are over 600 houses in Twelve Oaks and we only have one entrance/exit. With the proposed entrance to the daycare being on Ashley River, it is going to exacerbate the problem we already have with trying to get into and out of the neighborhood during peak hours, i.e., when people are going to and coming home from their jobs.

According to Twelve Oaks HOA, this daycare is expected to bring an additional 400 – 600 cars daily turning in and out of the neighborhood dropping off /picking up children at PEAK times when residents are already struggling to get in/out of here. This doesn't make any sense to anyone, except Mr. Janca, who just wants a cost efficient way provide access to land from which he wants to profit.

Also, the months of construction equipment/vehicles for the daycare coming in/out of a neighborhood with only one entrance/exit is going to be an addition traffic burden on the 12 Oaks residents.

Another issue is that every homeowner in Twelve Oaks bought in this neighborhood because it was promoted as a gated community. With the entrance to the daycare being planned behind the gate, we lose the security of the whole gated community concept. Mr. Janca said if we (the homeowners) had a problem with that we could pay out of our own pockets to move the gate beyond the entrance to the daycare. So, he wants the homeowners pay to move the gate rather than him pay to put in an entrance off Flournoy Lucas or outside of the gate on Ashley River (where there are already two curb cuts available). Additionally, what happens when he sells the other two parcels of land he has to other businesses? Do we have even more traffic added to our one entrance/exit to get to those future businesses?

Currently , there are several commercial properties in front of our neighborhood. They all share a curb cut outside of our gates and have access to Flournoy Lucas Road. This is the way the

access road to the Busy Bee project should be built as well. Again, Mr. Janca is looking for a cost effective way to give access to this new business rather than doing the right thing by building the appropriate roads.

I am asking you to deny Mr. Janca and the Busy Bee Daycare access to the property with a curb cut behind our security gate on our neighborhood street, Ashley River. Mr. Janca needs to do the right thing and build a business entrance at Flournoy Lucas and not take personal advantage of our neighborhood street to cut his costs and make a bigger profit.

Thank you for your consideration of this request.

A handwritten signature in cursive script that reads "Betty Phillips".

Betty Phillips  
651 Ashley River Road, Shreveport, LA  
318-505-9341



May 2, 2020

To: Metropolitan Planning Commission

Ref: Busy Bee Childcare, Twelve Oaks Community

Dear Commission:

Thank you for this opportunity to address you in this manner in regards to the application for the above referenced childcare facility.

My concern is the traffic congestion this facility will cause for the residents of Twelve Oaks. The time of day in which the facility will draw traffic coincides with the busiest times for traffic ingress and egress for the residents here. It is almost impossible to enter or leave the community during these times and additional traffic will only compound the issue. The area available for construction of this facility covers approximately 10 acres. I feel the childcare facility could be relocated to a lot that does not interfere with traffic inside the community gates.

I know it will take some give and take with the community, Mr. Janca and Busy Bee, but a compromise can be made which can benefit all of us.

Howard and Gail Tyndall

611 Pickett's Mill Dr.

Shreveport, La. 71115

230-1313

## Chris Colvin

---

**From:** Chris Colvin  
**Sent:** Friday, April 24, 2020 7:54 AM  
**To:** Stephen.jean@shreveportla.gov; alan.clarke@shreveportla.gov  
**Subject:** MPC case 20-2-SC, West side of Ashley River, 480' south of E. Flournoy Lucas, Twelve Oaks Subdivision

My wife, Vicki, and I live at 9619 Marigny Lane, Twelve Oaks. We have concerns relative to Busy Bees Academy and the commercial lot referenced above.

We have no problem with Busy Bees building in the commercial area adjacent to Twelve Oaks, but do have a problem with access to that lot through our subdivision (behind the gate) off of Ashley River.

We built in Twelve Oaks partially due to it being a gated community, and now we are faced with a commercial establishment entering and exiting off Ashley River within our subdivision, with most of the traffic 7:00-8:00 AM and 4:00-5:30 PM. We believe the access to the commercial property should be off Flournoy Lucas. Or, at best, off of Ashley River north of our subdivision's gates. We are concerned about the amount of traffic and the safety for our subdivision community.

The developer of this area has a right to sell property, but we do not think that property should be linked in any manner with our gated community. We urge the MPC to require access to this new commercial property in another manner than proposed off Ashley River.

Chris Colvin  
9619 Marigny Lane  
Shreveport, LA 71115

318-344-4104 cell

May 1, 2020

618 Summerville  
Shreveport, LA 71115

Metropolitan Planning Commission  
505 Travis Street, Suite 440  
Shreveport, LA 71101

Dear Sir or Madam:

I live in Twelve Oaks and have been there for 2 years. I leave for work at 7:30 a.m. five days a week and it is extremely hard to get on Flournoy Lucas at that time. Instead of trying to get on 3132, I just get in the center lane and then on to Flournoy Lucas and go to Ellerbe. I have seen many near wrecks by people who are in a hurry. The developer of the property next to Twelve Oaks, Mr. Tony Janca, said that an extra 50 cars entering behind our gates would not be a problem. I am not sure which world he lives in because even an extra 10 cars would be a huge problem in the morning. The daycare unfortunately would have people coming to it at the same time we in the subdivision would be leaving. There is another curb cut outside our gates and while even that would be bottlenecking traffic, it would be much better than behind the gate. His properties should enter and exit on Flournoy Lucas totally avoiding the subdivision. It is hoped that the MPC can render a decision in favor of the subdivision and have the daycare facility enter and exit on Flournoy Lucas before more wrecks happen and people are killed. It is my understanding that 2 fatalities have already happened. Thank you for your consideration.

Sincerely,



Carol Peterson

April 27, 2020

Re: Case # 20-2-5C

MPC

P. O. Box 31109

Shreveport, LA 71130

To Whom It May Concern:

I have been a resident of Twelve Oaks, Middleton Place, since June, 2005. We were never told anything about a Day Care - only that plans were for some type of Food Market in the area in front of the subdivision.

I am not opposed to the Day Care, but I am to the proposed "curb cut" past the Gate for entrance to the Day Care. There is already an opening before the Gatehouse that would suffice and is a viable solution. Why have that opening if not to be used as an entrance to this property??? I am in the area right behind the proposed site and getting out of my subdivision will be a challenge, needless to say!!!

Frances W. Owens

9202 Oakley Dr.

Shreveport, LA 71115

PETITION SUMMARY & BACKGROUND: Currently there are proposed plans to build a daycare center on the lot adjacent to the Twelve Oaks Neighborhood, with plans to put a driveway cutout (that will be the entrance/exit for traffic to and from the daycare care) behind the front gate of the neighborhood. This will add even more traffic congestion to an already unsafe situation. There is no traffic light at the intersection of Ashley River Road and Flournoy Lucas Road, so exiting the neighborhood is quite dangerous, particulaly trying to make a left turn onto Flournoy Lucas. This is intersified during peak hours, morning school/work traffic times and evening school/work traffic times. To add vehicles entering and exiting in the same place as the neighborhood residents do (approx. 600 houses) would create too many opportunities for accidents to happen, resulting in property damage and worse, the loss of life unnecessarily.

ACTION PETITIONED FOR: The unsigned respectfully request the entrance/exit cutout for this, and any other business, be prohitited on Ashley River Road, including behind the gated entrance to the Twelve Oaks neighborhood.

PRINTED NAME Jilleen Sharp  
SIGNATURE *Jilleen Sharp*  
ADDRESS 9318 Milbank Dr.  
EMAIL jilleenjoy@gmail.com  
DATE 5-3-20

Robert J. Sharp  
*Robert J. Sharp*  
9318 Milbank Dr.  
robsharp72@gmail.com

Martin Milner  
*Martin Milner* 9318 Milbank Dr.  
martinmillerjr99@gmail.com

5/3/2020

Metropolitan Planning Commission  
505 Travis St Suite 440  
Shreveport LA 71101

RE: Busy Bee Daycare case

Dear MPC,

I understand that you will be holding an MPC meeting next week. Apparently, one of the items on the agenda is the Busy Bee application, which is proposed to be located in the Twelve Oaks Subdivision.

Personally, I don't have a problem with the new business. However, the peak travel times for all of the many new vehicles accessing that new business will most likely coincide with the current times of extreme congestion at the subdivision's lone intersection with East Flournoy Lucas Road, also known as Hwy 523. Please note that there have already been 49 wrecks and 2 fatalities at this intersection. If you add all those additional vehicles at the peak traffic times, then that is a recipe for disaster.

If you want to give approval to this new business, then it must be contingent upon a real solution to the dangerous intersection. Apparently, the rules for a highway will not allow a new traffic light at this location. It would seem that people's lives should easily trump any non-essential rules. By the way, the traffic light does even not have to be in operation the whole day, but at least during the peak hours.

**In summary, if there is no solution to the intersection danger, then please do not allow this new business.**

Thanks,

Handwritten signatures in blue ink. On the left is a stylized signature that appears to be 'Tom'. To its right is a cursive signature that reads 'Glennan Patty'.

Tom & Glennan Patty  
9014 Houmas Court (Twelve Oaks)  
Shreveport, LA 71115

**April 27, 2020**

**Shreveport Metropolitan Planning  
Commission  
505 Travis Street, Suite #440  
Shreveport, LA 71101**

**Dear Sirs:**

**I am very concerned regarding the Busy Bees Academy application in front of the Twelve Oaks subdivision. I am pleased with the other businesses on the opposite side of the entrance, but am very concerned about the traffic at our only entrance. I do not like the idea that they will go through the entrance to get to the academy.**

**Traveling in and out of the subdivision from Flournoy-Lucas Road is already dangerous. There have been 49 wrecks and 2 fatalities.**

**I am asking you to please decline their request.**

**Yours truly,**

*Patsy B. King*

**Patsy B. King  
622 Buckhead Circle  
Shreveport, LA 71115**

I live in the Twelve Oaks neighborhood at 1006 Rochel Drive. I would like to voice my opinion about this proposed development and ask a couple of questions.

I am not against the day care that wants to locate in the commercial area outside of our neighborhood. I am all for new business in our city. I am opposed however to the idea of a curb cut onto Ashley River which would actually put the business in our residential neighborhood. Our covenants allow for only single family homes be built within the neighborhood.

If the entrance to this place of business is on Ashley River and the business fronts Ashley River will the address be Ashley River? How can this be allowed? If this is the case would the property have to be rezoned from residential to commercial?

We presently have several commercial properties in front of our neighborhood. They all share a curb cut outside of our gates and have access to Flournoy Lucas Road. It seems to me that this is the way this project should have to be as well. This seems to me to maybe be just a cheap way to give access to this new business rather than build the appropriate roads.

The prospect of 400 more vehicles trying to get in and out of our neighborhood every morning and evening is going to cause major traffic congestion. Please find another way to control all of this additional traffic.

Thank you,

Jimmy Feazel

1006 Rochel Drive

318-455-3542




From: Marshall E. and Elizabeth L. Day  
9203 Oakley Drive  
Shreveport, LA 71115


To: MPC

We received a notification from MPC as one of the property owners in the vicinity of case No. 20—2- SC and were invited to make comment as to the viability of the planned commercial use of this location for a particular business. When we moved into Twelve Oaks 13 years ago we knew that commercial buildings would be built sooner or later on the front tracts. Many of our homes have two working spouses both who have cars and some have one or more children drivers as well. All of these need to exit and enter in narrow time frames onto an already busy traffic pattern, make entering and exiting Twelve Oaks challenging to say the least.

Add to these residents, a business that also has a need for a very narrow time frame of entering and exiting will only compound the amount of traffic. The traffic, utilizing the commercial business's services, will then enter or exit into our gated subdivision street and then enter or exit onto the same busy traffic pattern. I believe this will create a situation that will not only be challenging but hazardous.

Traffic going west out of the subdivision necessitates crossing two lanes plus the turning lane which at that time of morning will surely have cars waiting to enter the planned commercial business via Ashley Blvd., which is the entrance into Twelve Oaks. Exiting in the morning already creates tension between less adventurous drivers and those who take a degree of chance in order to merge. Please consider the documented danger and not just the commercial aspects of this venture.

  
Marshall E. Day

  
Elizabeth L. Day

To: Metropolitan Planning Commission

Re: Busy Bee/Anthony Janca application

### CASE NUMBER:20-2-SC FINAL PLAT

This is to oppose the entrance/exit cutouts for the Busy Bee Day Care on Ashley River Road, both behind the gated community's gate and in front of it....any where on Ashley River Road.

The current traffic in this area is absolutely unbelievable, and to willingly add to the situation, to me, shows irresponsibility. A large majority of the residents in this neighborhood are against the entrance/exit of this daycare, or any business, on to Ashley River. There was a meeting held to inform the neighbors of this, there was standing room only at the meeting, and an overwhelming majority were opposed, citing the traffic overload this would add to an already bad traffic situation.

Putting the exit/entrance on Ashley River would be an impossible situation for anyone dropping off or picking up a child; the car would have to cross and re-cross Ashley River, trying to work into morning and evening traffic. The mindset of most people these days is "I deserve to go first" and adding this mindset to working into the already busy flow of traffic is only going to cause more and more accidents.

If there was to be an emergency situation in the neighborhood during these heavy traffic times it would be almost impossible for the emergency vehicles to get through the cars lined up to pick up and those leaving the business crossing into the traffic.

If you look at any school now at pick-up time, there are cars lined up in city streets for blocks and blocks at least an hour before school is out. This blocks city streets. Where is this back up line going to go if the entrance/exit is on Ashley River? It will back up on Ashley River, then back up on Flournoy-Lucas, which will create a major issue for the traffic on Flournoy-Lucas. The trucks use Flournoy-Lucas as a cut-through to the port because someone knowingly built a neighborhood through the 3132 extension path. Now we have the big trucks on Flournoy-Lucas and we are told that they do not want to slow down for another light and that is why we do not get to have a traffic light at the entrance of Twelve Oaks Subdivision. What do you think the truckers association is going to think about having to slow down for these cars backed up on Flournoy-Lucas. A road should be cut into the lot coming off Flournoy-Lucas allowing line-up space there. It would keep the added traffic off Ashley River.

If the cut outs were to be put on the Ashley River side, the traffic entering and exiting the neighborhood would be horrendous. It is a race-track any time of day, but in the mornings and evenings it is horrible. To add the traffic of a day-care would be insane.

Busy Bees/Anthony Janca say only about 50 children go to this daycare, but why re-locate if you are not going to enlarge your facility. Which only adds to the number of cars coming and going.

To have the cutouts anywhere on Ashley River is unacceptable, but to have them behind the gate of a gated community makes NO sense at all.

I am OPPOSED to the cutoffs being any where on Ashley River for ANY business.

Thank you for your consideration.

Rhonda Berry

April 29, 2020

My name is Glenn Brannen.

I live at 828 Rochel Drive in Twelve Oaks Subdivision.

I am writing in opposition to the application case number 20-2-SC which would allow access to a large parcel of commercial property off a busy residential street, Ashley River, which is the entrance to our subdivision. There are over 600 homes in this neighborhood and only one entrance and exit.

This entrance/exit is onto Flournoy Lucas road which is 4 lanes with a center turn lane. There is no traffic light and almost directly across the highway is Saint Elizabeth Ann Seaton Church's entrance and exit.

The proposed application is for a daycare which is perfectly suited for the area, however they should access this commercial property via the existing curb cut onto Flournoy Lucas Road. If allowed to make their entrance off Ashley River it will exacerbate the already difficult and unsafe traffic problem. The autos leaving this facility would have to cross over the sidewalk and the entrance lane of our street to turn left on the exit lane. There is no room between the lanes of entrance and exit traffic to allow for a car to stop in the middle when turning. This is a neighborhood with many kids on bicycles, skate boards etc. and this would endanger them.

Further, and equally as important is, this is only a small portion of the total acreage to be developed which will likely include several other commercial establishments all using this means of egress through our neighborhood. This added commercial traffic added to our already busy residential street will be untenable.

There have already been several serious accidents and at least one fatality at our entrance due to the volume of fast moving traffic including many large trucks going to and from the port.

The developer stated it would cost too much to utilize the existing curb cut on Flournoy Lucas Road but what cost is placed on the quality of life in our city. If we are to attract buyers to our area we must consider this ongoing cost rather than the one time cost of using the existing curb cut. We cannot continue to allow short sited developers to make a quick dollar at the expense of our city which will continue to lose our tax base to Bossier and surrounding areas.

Please consider our concerns and require the entrance of this commercial property to be from Flournoy Lucas Road not through our neighborhood.

Thank you for your consideration.

Glenn Brannen  
518-6533

My name is Malcolm McMillan. I have lived in the 12 Oaks subdivision for over 8 years. In that time I have seen the traffic on Flournoy Lucas increase, from what was merely inconvenient, to the point that it is now life threatening at certain times. There are peak traffic windows during which we often have to wait several minutes just to exit our subdivision. This is especially true when trying to turn West as is necessary to access 3132 or grocery shop at Krogers. The absence of a traffic light protected exit in front of 12 Oaks has already led to at least 2 fatalities and numerous motor vehicle crashes.

Now, there is a business that has entered negotiations, with the developer of the subdivision, to build a day care at the front of the neighborhood. The most egregious part of this proposal is their desire for a curb cut on Ashley River Drive to be the entrance to their business. The owners of said day care, Busy Bees, anticipate having 105 children in their care. That will result in a potential 105 additional cars trying to ingress and egress 12 Oaks at the precise time windows when traffic is already at peak levels.

I would appreciate your consideration of the increased danger to the residents of 12 Oaks neighborhood if this plan is approved.

Thank you. Malcolm McMillan

Sent from my iPhone

Malcolm McMillan CRNA

. My name is Derek Pearce and I'm a resident of 12 Oaks in Shreveport. I'm writing because of my concerns for the proposed new business, the Busy Bees Daycare, that plans to build on the vacant property in front of our neighborhood along Flournoy Lucas. This daycare will operate from 7:15am to 5:30pm. The entrance to the daycare is planned to be from Ashley River, the entrance road into 12 Oaks. Parents will be dropping off and picking up children at the daycare during the prime times residents are leaving the neighborhood in the morning and returning in the afternoon. It is nearly impossible to turn left onto Flournoy Lucas in the mornings between 7:15-8:15am with the amount of traffic on the road and the excessive speed (10-20mph over the posted 50mph limit). Cars waiting to turn into 12 Oaks must wait in the middle turn lane on Flournoy Lucas. If 3 cars are waiting in the middle lane to turn into 12 Oaks, the ability to turn left out of the neighborhood is completely blocked. This will be a constant bottleneck between 7:15-8:15am with parents entering the neighborhood to drop children and residents leaving. My concern is someone will be killed trying to beat the speeding traffic on Flournoy Lucas to turn left onto Flournoy Lucas.

I am not opposed to a business on this property. However, whatever business is approved for this property should not have hours of operation that impose on the flow of traffic in and out of the neighborhood. A business at this location opening at 9am would not create the same traffic problems as this proposed daycare. If there is anyway the MPC can reject this particular proposed business, or any future business whose hours of operation conflict with traffic in the neighborhood, I and my fellow residents would be very grateful. Thank you for your consideration.

Good morning,

I am writing you to announce my formal opposition to the plans Shreveport Development Corporations (SDC) have to build a Busy Bee Daycare Academy in front of the Twelve Oaks community. This plan would cause a dangerous increase in traffic flow through an already congested and dangerous entry/exit from Ashley River Rd on to Flourney Lucas Rd. With a maximum capacity of 105 children that could be enrolled at the proposed Busy Bees Academy, that would mean an additional 300-400 cars through this intersection daily at peak traffic times morning/evening. That number is assuming 1 car would have to enter and exit the intersection twice each day. Hence the 300-400 car estimation. There is already a cut out connected directly to Flourney Lucas Rd that the SDC stated is "too costly to build" for this project. So they are insisting on creating a curb cut inside the property of Twelve Oaks to allow traffic in/out of the Busy Bees Academy.

On top of the added traffic, this also negates the benefit of a private gated community that all residents of Twelve Oaks have paid increased prices to be a part of. Having the entrance/exit to Busy Bees Academy behind the gates of a private community creates an unacceptable risk to the residents and dependents who call Twelve Oaks home. I ask you to please help put a stop to this proposed construction before traffic fatalities and/or home invasions increase. Thank you for your time and attention to this matter.

Thank you for your consideration,

Jerry Lorant

I am emailing in regards to the new construction that is proposed for the lot in front of our neighborhood. I am not opposed to business going in because I have been here since 2006 and know that at some there would be business in those lots. I am VERY concerned about the increased traffic coming in and out of our neighborhood at the same time 500 house holds are trying to leave for work and school. If people are trying to drop their kids off at a daycare that enters thought Ashely River, there is no way you could turn left to get out as the turn lane would be blocked for those turning in. Also, having the entrance inside of our gate is another issue. I just don't see how all this will come together with out a different entrance point and a stop light in front of our neighborhood. Safety exiting and entering twelve oaks is such a issue. I have a 2yr old and a 6 year old. I have almost been in a wreck a few times exiting out. It's like playing chicken and hoping for the best that I don't get hit.

Thank you, Lorrie Magill

Twelve oaks resident

Sent from my iPhone



I wanted to email you both about our concerns regarding the new Busy Bees Learning Academy going in on Flournoy Lucas.

As I am sure you are aware, the traffic coming in and out of our neighborhood with no light is already an extremely dangerous situation.

Most of our neighbors are very worried that the current plan has for this business from the 12 Oaks Developer Tony Janca has it running past our gate and through our already congested neighborhood.

We believe that this added vehicle stress will not only further congest our area, but significantly increase the dangerous driving conditions entering and exiting our beloved neighborhood.

Thank you so much for considering all parties involved when making your plans for entry and exit to this property.

Sincerely,

Chris Howard

To whom it may concern,

I wanted to express my concern about the proposed daycare in the Twelve Oaks neighborhood. My biggest concern is the proposed entrance inside the gate that would add extra traffic to an already very busy intersection. We do not need anymore cars entering the main exit and entry points without a traffic light or some other solution. Please consider the families and residents of Twelve Oaks and why we purchased a home in a gated community. Thank you.

A concerned resident of Twelve Oaks,

Chris Cook

318-505-3392

As a residents of the Twelve Oaks subdivision we want to formally let the MPC know that we are in great opposition to the Shreveport Development Corporation's plans to have Busy Bee Daycare Academy build their new facility in front of our subdivision. We feel this plan will cause an extremely dangerous increase in our traffic flow at peak hours that are already a big problem in our neighborhood since we only have one entrance and exit for our entire housing development. Also their plan includes access to the daycare driveway from inside our gated community. This access could pose unwanted risks to our homeowners. We pay HOA dues to have a private gated area and this access would violate this privacy.

We greatly appreciate if you and your commission would look into this matter for us. Thank you for reading this email and taking your time to help our residents.

Sincerely,

Lane and Becky Moore

600 Parlange Circle

Shreveport, LA

71115

Hello - I'd like to add my name to those who are concerned about the proposed daycare being built in Twelve Oaks. I'm concerned about the traffic already, actually. Please help in any way you can. Thank you, Jennifer Mayo, 9510 Milbank Dr

Good afternoon. My wife and I live in Twelve Oaks Subdivision. We are extremely concerned about the proposed day care center and the proposed use of the subdivision street for ingress and egress to the daycare. This additional vehicle traffic will cause an already dangerous situation to become much, much worse. We are strenuous opposed and sincerely request that you consider our concerns when this matter comes before you. Thank you.

Sent from my iPhone

I am a resident of Twelve Oaks, and I am concerned about Shreveport Development and Tony Janca's intention to sell a parcel of land inside our gates for the purpose of a daycare. I was at a meeting the other night with many of the residents, Mr. Janca, and the Busy Bee owner when he tried to convince us it was a done deal and we had no say about it.

I am retired (or was) but I work part-time. I am not one of the people who has to leave from and return to our community daily for work and school during peak traffic times. But my son has to so so, after he drops his toddler off to me three mornings every week. I am concerned about the safety of all the residents. Having a day care with an enrollment of approximately 100 children and an entrance inside our gate is a recipe for disaster. We already have a log jam of cars trying to leave our neighborhood every morning as it is, and now we can expect the increase of almost 100 additional vehicles in the morning. It is incomprehensible.

This is a neighborhood of private homes. We do not need outsiders in and out of our gate to bring kids to daycare. If the day care is built, then the entrance to the day care should be placed as far from the gate as possible and preferably be in the form of a drive from E. Flournoy Lucas and not from a drive off Ashley River.

Cathey Roos Cook

cathcook@att.net

(318) 617-8966

Get Outlook for Android

I am a resident of Twelve Oaks and a mother of two small children.

I wanted to voice my serious concerns about the proposed curb cut inside of the Twelve Oaks gates to allow Busy Bees day care to enter and exit inside of the gated neighborhood. I would advise very strongly that the MPC not approve this change to the current situation.

First, Twelve Oaks already has a significant traffic problem during peak hours before and after work. Turning onto Flournoy Lucas is difficult and sometimes very dangerous because the traffic does not slow down and is not stopped by traffic lights. Increasing the cars in and out of our neighborhood entrance would be crippling to our traffic flow and would likely increase the number of injuries and fatalities already occurring at this intersection.

Also, putting an entrance inside of our gates makes the neighborhood gates irrelevant. We paid higher prices on our homes because of the "gated community" advertised.

Finally, it's an unnecessary step. Mr. Tony Janca is trying to circumvent the need to build a small road through his commercial development on the front of the neighborhood. There are two pre existing curb cuts accessing this land, were he to spend the money to develop the commercial site properly; one directly to Flournoy Lucas and one to Ashley River outside of the gates. He is trying to take a short cut to save money at the expense of the home owners time and safety.

Please notify the MPC that this third curb cut must be denied.

Thank you,

Lowery Reiland, MD

My husband and I are residents of Twelve Oaks. We moved to the neighborhood approximately four (4) years ago after considering multiple neighborhoods in south Shreveport and were thrilled to be in a neighborhood where we felt comfortable allowing our daughter to ride her bike or walk to her friends' houses throughout the neighborhood, feeling that she would be safe. We have many friends in the neighborhood and some great neighbors, and have loved there. The biggest negative to the neighborhood thus far has been the traffic at the entrances/exits of the neighborhood and along Flournoy Lucas Road. I'm sure you are aware of some of the major accidents that have occurred. What you likely have not been able to see are the other "almost" accidents that occur on a daily basis entering and exiting the neighborhood, particularly in the morning and evenings. I often have to sit for several minutes before making a left onto Flournoy Lucas when exiting the neighborhood, leaving a long line of cars behind me (after I have already sat through a long line of cars waiting before me). My next door neighbor even refuses to turn left onto Flournoy Lucas and will turn right and drive until she can turn around at the gas station. The fear of a serious accident is with our residents every single day. Our fear has begun to escalate knowing that in less than two (2) years, our daughter will be driving through those same entrances and exits.

The proposal to build a daycare in the land adjacent to Twelve Oaks, specifically to develop the entrance to the day care from the main entrance of Twelve Oaks and behind the gates of our neighborhood has left myself and many of my neighbors alarmed, and I know many of them have already reached out to you. We've been told that the proposal would increase traffic by 450-600 cars per day, during high traffic times where the risk of accidents is already high. To say that the impact on our neighborhood traffic and safety will be devastating is an understatement.

We respectfully request that you listen to these concerns and the many concerns expressed by my neighbors, and that any proposal to utilize the streets and entrance/exit of Twelve Oaks for the proposed daycare be rejected by the MPC.

Thank you for your consideration.

Matt & Nikki Buckle



I wanted to write to you to express my concerns with the talks of a daycare being built in the front of the Twelve Oaks neighborhood. My wife and 2 children have lived in the neighborhood for 4 years and we have extreme concerns with the addition of a daycare being built in the front of the neighborhood. This is a HUGE safety concern for all of the residents of our neighborhood and for the potential parents of the would be daycare. If you have never tried entering/exiting our neighborhood in peak hours I would suggest you give it a try. It is extremely dangerous already and adding all of the traffic that would be associated with the daycare would be catastrophic. To my knowledge a few people have been killed entering/exiting the neighborhood since it has been built. My family, along with hundreds of other residents, think that this would be a terrible idea for the safety of all drivers around our neighborhood. I would like to please ask you to consider not approving the site for this reason. It's not worth the lives of others. I look forward to your response. Thank you for your time.

Sincerely,

Colby Lorant

--

Colby Lorant

318-865-0296

---

I am writing you all to express my concerns about the proposed development of Busy Bees Academy in front of the Twelve Oaks subdivision. There are 2 main issues with the current proposal – traffic and access.

#### Concern 1 - Traffic

This plan would cause a dangerous increase in traffic flow through an already congested and dangerous entry/exit from Ashley River Road onto Flournoy Lucas Road. The current setup is already far from ideal with over 600 homes trying to enter and exit from only 1 option with no red light or any other form of traffic control, which has already resulted in multiple deaths in the past. My #1 concern as well as many fellow residents is protecting the lives of our families especially our young drivers. I understand that the vacant land will inevitably be developed, but a child care facility is the worst possible option as it relates to traffic due to its hours of operation. The traffic flow of a business like this is consolidated to a tight window that directly aligns with our 2 problematic times – morning leaving for work and evening coming home from work. Other development options would have more steady traffic flow and not be so constricted to these already problematic windows. We were told the plan is to grow the child count of this facility to 100 with hopes of adding an after school program and potentially reaching 150 in the future. This would mean an additional 400-600 cars (assuming 1 car enters and exits twice daily) through our entrance daily at peak traffic times. There is already a potential entrance directly from Flournoy Lucas Road, but SDC is unwilling to use that point as to not disturb the unsold lots or have to spend any additional money. Visibility is a major concern as increased traffic from both directions will make it harder to enter/exit our neighborhood. Additional cars turning right into the neighborhood will make it even harder to gauge oncoming traffic to see when it is safe to pull onto Flournoy Lucas. Not to mention the even worse scenario of increased cars trying to turn left into the neighborhood that will stack up in the center turning lane making it impossible for us residents to make a left out of our neighborhood. I am afraid the byproduct of this will be residents turning right and then U-turning in the middle of a 50 mph Flournoy Lucas to come back to 3132 – not an ideal situation at all.

#### Concern 2 - Access

We as a neighborhood are still trying to digest how Twelve Oaks can still be considered a gated neighborhood given the current plan includes accessing the daycare from within the gate. The current businesses that exist on the other side of the neighborhood do not have access within the gated area. Not only is there an already existing entrance point on Flournoy Lucas, but there is another curb cut right in front of the gate which can be used, but again SDC is ignoring this option to access the day care because the cheapest option is to create a new access point inside of the gate that does not currently exist. Not only is this now bringing unnecessary traffic within the gates, but it is presenting another potential issue of increased security concerns. If this access point is allowed, once the other entrances are completed, anyone will be able to access Twelve Oaks from Flournoy Lucas. We might as well

---

remove the gate and remove the "gated community" description. The 600 homes within Twelve Oaks are now less safe. We as a community have taken steps to help protect our homes by paying higher HOA dues to support a gate for the neighborhood. Restricted neighborhood access means less safety issues and less use of city resources.

I know you all are probably receiving many emails and phone calls as it relates to this matter, so I apologize for the additional one, but I hopefully it just goes to show the great concern this community has about the implications of this proposal and how many residents are strongly against it. For what it is worth, I have attached to this email a snap shot of a recent poll one of the residents created within the neighborhood Facebook page. It is still ongoing, but as you can see, the results currently show 156 "No" compared to 4 "Yes". I think it is safe to say the Twelve Oaks community has spoken about how we feel concerning this current proposal.

I ask you to please help put a stop to this proposal before more traffic fatalities and/or home invasions occur. Thank you for your time and attention to this matter.

David Watters

Twelve Oaks Resident / HOA Board Member

I attended a meeting Monday night where Tony Janca of Shreveport Development Company presented a proposal for a daycare on his property and that he would use the street inside our neighborhood gate and would install a curb cut for that purpose. As a homeowner in Twelve Oaks for 11 years I've seen our ability to safely enter and exit the neighborhood decline and is at a point now that I really am fearful during peak times. Mr. Janca was dismissive of our concerns and exaggerated many claims and probably flat out lied. After much discussion he finally said that it was a "done deal" and he just wanted the meeting so he could explain why he did what he did. Anytime he was asked about MPC approval he acted like he didn't need it and at one point stated that he didn't need city approval to put in a curb cut. The meeting was very disappointing as he dismissed all our concerns and became rude at times. Please help us! And if you can't, please give us advice as to what we can do. The traffic from 100+ parents dropping off and picking up children will be disastrous in his present plan!

Thank you for your consideration and help.

Debbie Banks

662 Summerville Drive

Twelve Oaks

I am a resident of Twelve Oaks Subdivision. I am NOT in favor of a proposed daycare center at the entrance of our subdivision. My major concern is additional traffic on Flournoy Lucas and at the front of our subdivision. It is already a nightmare getting in and out of Twelve Oaks due to heavy traffic on Flournoy Lucas. Residents here in the subdivision requested a light be put at the entrance, but the state could not put one there due to a lack of fatalities. Also the subdivision entrance is too close to an existing traffic light.

So, once again, if Busy Bee submits an application to do business here, please consider the safety of our residents.

Thank you,

Sue McCrary

I have been a homeowner in the Twelve Oaks subdivision for approximately 13 years. It has come to my attention the Mr. Tony Janca (with Shreveport Development) has recently informed our Homeowners's Association that he intends to use our gated residential entrance for commercial purposes. Mr. Janca's plans apparently involve placing Busy Bees daycare inside of the Twelve Oaks gates, meaning that all patrons of this daycare will be using our gates to come and go throughout the day. According to his claim, this is a "done deal."

This is deeply concerning to me, as well as to many other Twelve Oaks homeowners. Not only is the residential entrance going to be inundated with patrons of the daycare, but also the exit. I am certain that you, as well as all Twelve Oaks residents and motorists who frequent Flournoy Lucas Road, can recall the tragic accident that occurred at the front of our neighborhood a couple of years ago. I believe we have been lucky that even more tragic accidents have not occurred at this intersection. I can personally attest to the daily dangers of entering and exiting Twelve Oaks during the morning and evening traffic rush. It is our civic duty and moral responsibility to do everything in our power to minimize the risk to motorists who pass through this intersection. In your educated opinion, will you be obeying your civic duty and moral responsibility by allowing Busy Bees daycare to cause a massive increase in the morning and evening traffic flow in this intersection? It is simply unwise to expect all of these motorists to safely cross 4 lanes to exit the subdivision every day. It seems that this would place Twelve Oaks residents and patrons of this daycare - which would obviously include a large number on innocent children - at unnecessary risk. I feel certain that your own integrity would not allow you to sign off on this type of undue risk for financial gains.

I am sure that your common sense and regard for human safety recognizes these risks. In addition to safety, the other, albeit lesser, concern is sacrificing the green space that makes Twelve Oaks so appealing to both existing and potential homeowners. The median behind the entrance gate is simply not large enough for a high volume of vehicles to safely wait for traffic to clear for them to cross the remaining two lanes in order to make a left turn into or out of the neighborhood.

In summary, Mr. Jean, I request that you ask yourself who really benefits from this proposal if it comes through to fruition. The great risk to residents and would-be daycare patrons is absolutely avoidable. I ask the MPC strongly consider protecting citizens' safety by not allowing Busy Bees daycare to share an intersection with Twelve Oaks subdivision.

Thank you for service, and thank you for your time and consideration in this pressing matter.

Rick Creamer

Regarding the development and construction of the Busy Bee's Day Care, I am writing to express my concern for the safety of not only my family but also the other 500+ families within the neighborhood of Twelve Oaks. The most concerning, is the additional traffic in an uncontrolled section of a Flournoy Lucas. On any given day, it can take up to 15 minutes to get from my home on Milbank Drive to the entrance of 3132, that is right at 1 mile. I've seen numerous near misses and the aftermath of two accidents. I am in complete opposition of allowing any business to use our access and increase the amount of vehicles in and out of our community. When we purchased our home, we particularly chose to purchase in a gated community. We have since found out that this is in jeopardy and that a business will be coming behind our gate to reach their destination. We pay HOA dues to maintain the community and parks, we expect those areas to only be utilized by the members of this community. There is no way to guarantee that in the future, when patrons of a local business are accessing our property on a daily basis. I think the only acceptable option is to grant sole access off Flournoy Lucas and not Ashley River. As a resident, I hope that my voice will be heard and that the MPC will take this into consideration when Tony Janca applies to the city to develop this land. Please understand, my opposition is not to developing the land or bringing in new businesses, it is to the issue of taking a bad traffic situation and making it much worse for those of us who live here. Thank you for your time.

Joe Hernandez

HPL Benefits, Inc.

2090 Stockwell Road

Bossier City, Louisiana 71111

318.226.0500 Office

318.226.0501 Fax

318.393.5426 Cell

I live at 814 Saint Roch in the Twelve Oaks subdivision. I love my neighborhood but if plans continue as have been discussed with Busy Bees and the flow of traffic in/out of our neighborhood I will have to consider selling my home which I love.

I do know that land is eventually going to have businesses which I don't oppose, I just oppose the entrance/exit to those businesses being the same as we use for the neighborhood, especially behind our gate. I also feel the patrons of Busy Bees will not respect our community the way we do. I do not want to see the decline of such a beautiful community.

It is difficult and dangerous enough not to mention how backed up the exit gets already exiting the neighborhood without the extra traffic. People already enter through the exit and cut across Ashley River in front and behind the gatehouse without paying attention to incoming/outgoing traffic near the gate which is dangerous. I believe this will just get worse.

Just this morning it was very difficult exiting left because morning traffic getting on the 3132 is backed up beyond our neighborhood so I can't get out and into the far lane to get on 3132 for work myself. I can't imagine the extra traffic coming out of the neighborhood doing the same thing and creating an even larger problem.

I appreciate anything you can do to help. Please feel free to contact me anytime.

Jennifer Clifford

318-401-3331 (call or text)

[JennyKclifford@yahoo.com](mailto:JennyKclifford@yahoo.com)



As a resident of the Twelve Oaks subdivision, I am writing you today to express my concerns about the proposed business to be built at the entrance to the subdivision. I think that this addition will greatly and adversely burden the residence as they try to exit the subdivision on Ashley River Road. As you are aware, this is the only entrance and exit for the nearly 500 homes.

The traffic created by this proposed day care facility would cause numerous delays, frustrations and eventually accidents at the intersection of east Flourney Lucas road (LA 523) and Ashley River Road. The amount of traffic congestion created during peak hours simply be handled by an uncontrolled intersection. Having the traffic created by this business exit onto Ashley River Road via a curb cut inside of the neighborhood appears to create more problems than it solves.

Please listen to my, and the other residents' concerns, as you make your decision about this proposed business.

Sincerely,

John Meier

683 Ashley River Road

Shreveport, LA 71115

I am writing you to announce my formal opposition to the plans Shreveport Development Corporations (SDC) have to build a Busy Bee Daycare Academy in front of the Twelve Oaks community. This plan would cause a dangerous increase in traffic flow through an already congested and dangerous entry/exit from Ashley River Rd on to Flournoy Lucas Rd. With a maximum capacity of 105 children that could be enrolled at the proposed Busy Bees Academy, that would mean an additional 300-400 cars through this intersection daily at peak traffic times morning/evening. That number is assuming 1 car would have to enter and exit the intersection twice each day. Hence the 300-400 car estimation. There is already a cut out connected directly to Flournoy Lucas Rd that the SDC stated is "too costly to build" for this project. So they are insisting on creating a curb cut inside the property of Twelve Oaks to allow traffic in/out of the Busy Bees Academy.

On top of the added traffic, this also negates the benefit of a private gated community that all residents of Twelve Oaks have paid increased prices to be a part of. Having the entrance/exit to Busy Bees Academy behind the gates of a private community creates an unacceptable risk to the residents and dependents who call Twelve Oaks home. I ask you to please help put a stop to this proposed construction before traffic fatalities and/or home invasions increase.

Thank you for your time and attention to this matter.

Jennifer Moore,

Resident of Twelve Oaks

I would like to voice our serious concerns about the Busy Bee Day Care at the entrance of Twelve Oaks Subdivision. We chose to build our home in Twelve Oaks for one, because it is a gated community. The proposed access behind the gate is a major concern to us. Our home is our biggest investment and we do not want it to decrease in value. Having the access to our neighborhood from the daycare is very concerning and we feel it brings an enormous safety concern. We already have an unbelievable amount of traffic and that will only be made greater by the daycare operating at the peak traffic time for our area. It is very alarming to us since our son will begin driving in June. Currently, it is almost impossible turning into traffic during busy rush hour times. Adding the amount of cars projected from the addition Busy Bees Day Care will be life threatening to not only us, but the customers of the business. We strongly OPPOSE this development.

Thank you for your time and consideration.

Stan and Annie Rodgers

863 Rochel

Shreveport, LA 71115

(318) 218-9004

**Edward & Elaine Griffith**

824 Galvez Avenue  
Shreveport, LA 71115

April 27, 2020

Shreveport Metropolitan Planning Commission  
505 Travis Street, Suite 440  
Shreveport, LA 71101

Dear Shreveport Metropolitan Planning Commission:

My wife Elaine and I are new residents to Twelve Oaks. We purchased our lot several years ago and poured our hearts and souls into designing the floor plan to create our dream home, spent years deciding on finishes and finally completed construction in mid-January of this year. One of the attractions for us to the Twelve Oaks community was that it offered the security of a gated community.

We knew ahead of time that the traffic on Flournoy Lucas Rd. was an issue. The congestion at the front gate is more so in the morning hours and the return home, as expected. Motorists are speeding on Flournoy Lucas Rd. which is likely the cause of the numerous life threatening/altering accidents that have taken place in front of this subdivision.

There has been much controversy over the new development of the Busy Bee Learning Academy in the commercial space at the front of the subdivision.

My wife and I attended the recent meeting where the developer Tony Janka and the Busy Bee business owner were attempting to address the residents of Twelve Oaks concerns about the addition of the business. We don't feel like the residents are disputing the addition of the business; however, the proposed entrance into that or any other business from Ashley River Rd, which will add to an already congested situation, making matters even worse is our number one concern.

The entrance and/or exit of any business developed, proposed or otherwise which is allowed to gain access from Ashley River Rd. behind the gate compromises the security of a gated community, defeats the purpose of the gate and changes the perception of the community as a whole. Entering a business off of Ashley River Rd will also put undue and unnecessary commercial traffic into our residential neighborhood, and to do so just to save money from driveway expenses to enter off of Flournoy Lucas Rd. is appalling.

We urge you to consider the safety of not only the current residents within the Twelve Oaks community, but also that of the potential patrons of the proposed business(s) developed at the entrance and look for alternate access ways into those businesses off of Flournoy Lucas Rd. and not on Ashley River Rd.

Kindest Regards,



Edward & Elaine Griffith  
318-393-1616

I live in Twelve Oaks and would like to voice my opinion on Busy Bees Academy and Mr. Janca's proposal.

I am STRONGLY AGAINST letting the Academy use our subdivision entrance and exit to get to their place of business! I believe it would become a traffic and safety nightmare for those of us who live in the neighborhood as well as for the parents who are trying to drop off and pick up their children at peak traffic times. It is my opinion that all parties involved will be backed up both on Flournoy Lucas Road and on Ashley River Road. There will probably be more wrecks, some possibly even in our neighborhood! They should have their own separate entrance and exit. If that is not possible, find another property! Please DO NOT let them infringe on our property!

Sincerely,

Darlene Smith

Resident of Twelve Oaks since 2013

I am sure that you have received numerous emails and calls regarding the proposal to build and operate a daycare just outside of the Twelve Oaks gated residential area. Thank you for reading and responding to each one. I thank you for considering the position of the residents of the neighborhood.

While our neighborhood is one of the best in town, our traffic situation is one of the worst. I have two children and both my husband and I work. Leaving our neighborhood and returning to our neighborhood at those peak traffic times (before school and after work) is extremely difficult and often dangerous. Exiting our neighborhood to turn left is nearly impossible without getting into the turning lane and merging into traffic. While I know this is not the intended use of a turning lane, we often find ourselves having to do this to get out of the neighborhood in a timely fashion during those high traffic times. I am aware that our neighborhood has had multiple traffic studies done and all have concluded that we do not qualify for a traffic light. I also know that is a discussion I should be having with a different authority, but my point is that adding a business whose peak traffic times will coincide with our already troubled traffic situation will only exacerbate an already unmanageable and dangerous situation for all of the residents.

In addition to the increase in our unsafe traffic issues, the location of the curb cut that has been designated for this business is inside of the neighborhood's gate. Twelve Oaks was developed and sold to each resident in the neighborhood at a premium as a gated community. Removing the fencing and essentially the gate devalues our property. The placement of the curb cut inside the gate would also wreak havoc on our traffic just to get out of our gate before dealing with the issues to get on to Flournoy Lucas. It makes the most sense for the business to have their entrance and exit from Flournoy Lucas since there is already a curb cut from Flournoy Lucas onto that property. This would keep the daycare out of our neighborhood but still allow them to build their business on the property.

I have no issue with a daycare building next to our neighborhood. I do not appreciate that Mr. Janca has decided to have the entrance and exit to that business inside of our gated community. It seems so unnecessary under the circumstances since there are so many other ways to access the property and since we are already having such safety issues of our own.

Thank you again for reading and considering each of the letters you have received from my neighbors in Twelve Oaks.

Sincerely,

Molly Vance

Please do not let BusyBee/12 Oaks plan for through as planned. Placing a childcare business, with an entrance/exit inside the 12 Oaks gates, will have negative impacts on or residents safety, significantly decrease our property values and greatly increase an already dangerous exit onto Flournoy Lucas.

V/R

Anthony Bares

12 Oaks Resident

Cell #325-280-1120

Please do not let BusyBee/12 Oaks plan for through as planned. Placing a childcare business, with an entrance/exit inside the 12 Oaks gates, will have negative impacts on or residents safety, significantly decrease our property values and greatly increase an already dangerous exit onto Flournoy Lucas.

V/R

Anthony Bares

12 Oaks Resident

Cell #325-280-1120



I just want to add in my concern with my other neighbors about the bad traffic issue that is only bound to become worse with a daycare put in the neighborhood with the same entrance and exit as the neighborhood. I know you have heard from several neighbors but I just wanted to be counted as one of the many that opposes this as it is planned now.

Thanks

Shawn Meyer

I am writing regarding the above referenced Day Care that is proposed by Shreveport Development Corporation on a tract of land fronting our subdivision, Twelve Oaks. Both my husband and myself are definitely opposed to the addition as it is proposed. We understand that the proposal includes the access by the owners to their business from Ashley River Drive within the gates of our subdivision.

Any additional traffic on Ashley River would be a real negative as it is already very difficult to enter and exit the subdivision because we have no traffic light and the traffic on Flournoy Lucas Road is extremely heavy. In addition to that, the day care would have the most of their clients entering and exiting the subdivision at the same time that a good many of our residents are leaving and returning from work or schools. Access to the business proposed would be less dangerous if it were directly from Flournoy Lucas Road rather than from Ashley River Drive. We are purported to be a gated community and allowing the business to access their facility within our community gates defeats the purpose of the gate.

It is also our understanding that the proposal is not a done deal, that the development has not been approved by the MPC, that the property has not been subdivided and that the curb cut has not been approved by the City of Shreveport.

We would like our voice heard and that we be added to the list of the many residents who are not in favor of this proposal.

Cynthia and Vernest LaSalle

9553 Mazant Lane

Shreveport, LA 71115

318-617-6426

I am writing to express my absolute concern for the safety of not only my family but also our property due to the proposed plan to build in the back lot next to Twelve Oaks. The most concerning is the additional traffic in an uncontrolled section of a 55 mph road. On any given day, it can take me anywhere from 5-15 minutes to get from my home on Milbank to the entrance of 3132. I've seen countless near misses. I am in complete opposition of allowing a business to use our access road and increase the amount of vehicles in and out of our community. When we purchased this home, we particularly chose to purchase in a gated community. We have since found out that is in jeopardy and that a business will be using our road. This brings up more concerns that the road will wear down quicker than expected. My understanding is that the city maintains the road, but imagine the traffic during construction where there is only one way in and out. We pay HOA dues to maintain the community and parks. As a mother, when my children were small, I loved to take them to the park. Not all patrons of Busy Bees may understand or comply with the park rules that require usage by residents only. I don't like the idea of sending my children to a park where there is an increased risk of unknown people.

I think the only acceptable option is to develop the access off Flournoy Lucas and not on Ashley River, before or after the gate.

As a resident, I hope that my voice will be heard and take this into consideration when Mr. Janca applies to the city to develop this land.

I want to be clear that I do not oppose the daycare. I oppose the use of our road, gate, and increased traffic in an already delicate area.

Respectfully,

Karra Lefler

9439 Milbank Dr, Shreveport, LA 71115

318-918-5705

I am writing you for your input and advice about the current situation we as home owners of the Twelve Oaks Neighborhood are facing. As you may have seen on KSLA 12 last night there was a meeting at the neighborhood clubhouse with the developer, Tony Janca, who is planning to sell a tract of land in the front of the neighborhood to Busy Bees Academy Daycare. The consensus last night was that most home owners are not opposed to the daycare being built in that location, but rather the daycare using our entrance and exit off of Ashley River. There is already the beginnings of an entrance into the proposed location on Flournoy Lucas, but Mr. Janca told everyone that a road would cost him \$700,000.00 to put in for the daycare, and he wasn't going to do it. The main concern that we all have is the traffic congestion and dangers we already face every morning and evening trying to go to and from our homes.

Since phase 3 was never developed as in the original plans, there was never a second entrance and exit built for the residence to access. Allowing the daycare access through our only entrance and exit will add hundreds of more cars trying to come in and exit at the most busy time of day, starting at 7:15am drop off and up to 5:30 pick up. This not only makes it more difficult for us to get around, but also causes a safety issue of the traffic trying to cross Ashley River leaving Busy Bees Academy. There have been accident fatalities at Flournoy Lucas and Ashley River Rd, not to mention the frequent accidents at the intersection from cars trying to merge using the turn lane. I can only think it's very irresponsible for Mr. Janca and the owners of Busy Bees to not consider how dangerous that intersection is by putting possibly over 100 two-five year olds' lives in danger at that intersection multiple times daily. Mr. Janca informed us last night that this was already done and that there is nothing the home owners could do to stop it. When asked what the time frame would be to begin construction, he said 60-90 days.

Mr. Boucher, will you please give this some thought and inform us as to what options we do have. Your attention in this matter is greatly appreciated.

Thank you,

Richard Gray

Child Support Enforcement Officer

Department of Children and Family Services

1525 Fairfield Avenue Ste. 127

Shreveport, LA 71101

888-524-3578

My name is Kate Gray, and I am writing to you today as a concerned resident of Twelve Oaks neighborhood in Shreveport. I wish to ask for your guidance, assistance, and advice regarding developer Tony Janca's plan to sell to Busy Bees Academy a tract of land that is adjacent to Twelve Oaks neighborhood. Under Mr. Janca's current plan, the only access to Busy Bees Academy would be via Ashley River Road, the one and only entrance to our 600+ home neighborhood. Based on the numbers provided to the Twelve Oaks homeowners by Busy Bees Academy, this would increase the number of cars per day that come in/out of our neighborhood by approximately 420, and this increase would occur during the busiest times of the day (7:00 am-8:30 am and 4:30-6:00 pm). This is a problem for all involved, and it is a very dangerous one.

While I personally love the idea of having a daycare close to home, adding this amount of traffic to an already congested entrance/exit at already congested times places the residents of Twelve Oaks, the future patrons of Busy Bees Daycare, and the citizens of Shreveport that travel Flourney Lucas during these times in grave danger.

According to Mr. Janca, it was the original plan to place several businesses on the lot adjacent to Twelve Oaks and to allow those businesses to use Ashley River Road as an entrance. However, it was also in the original plan to have a main entrance to those businesses on Flourney Lucas as well as to develop a 3rd phase of Twelve Oaks that would provide a second entrance/exit to/from the neighborhood for residents. As neither of these have come to fruition, putting in a business that adds this amount of traffic to the neighborhood's sole entrance at the most congested times of the day is just not safe for anyone involved.

Many of the homeowners in our neighborhood asked Mr. Janca last night to please consider placing an entrance to Busy Bees Academy on Flourney Lucas to help alleviate the danger we all see coming, but Mr. Janca refused this idea and stated that it would be far too costly for him. Mr. Janca also informed the residents of Twelve Oaks last night that the construction of the new Busy Bees Academy is set to begin within the next 60-90 days, and that there is nothing the residents of Twelve Oaks can do to stop it. This may be the case; I honestly do not know. Today, however, I am asking for your guidance, assistance, and advice as to what steps I may be able to take and should take in an effort to protect my family, my neighbors, the future patrons of Busy Bees Academy, and all Shreveport residents that utilize Flourney Lucas during the hours of 7:00 am-8:30 am and 4:30-6:00 pm.

I sincerely appreciate your time, and any guidance you may be able to provide.

Kate Gray

Kathryn Thaxton Gray, CPA

9510 Mazant Lane

Shreveport, LA 71115

I would like to express my concern over the newly proposed daycare in front of the Twelve Oaks Subdivision. The problem isn't the daycare itself, but the traffic and access that will come with it. I moved into this subdivision ten years ago because I wanted to live in a safe gated neighborhood. The proposed daycare will bring a large amount of traffic to the entrance/exit of our neighborhood. We already have wrecks and near wrecks too often. Aside from that, my main concern is their planning includes access behind the neighborhood gate which is unacceptable. That gives anyone access to our neighborhood roads and homes therefore taking away the "gated neighborhood" safety. This should not be able to happen when the majority of the neighborhood is opposed. Please take our concerns into consideration when you vote on this issue.

Thank you,

Crystal Lauve

318-465-5494

I am excited about a new family-friendly business in our area! However, I am concerned about the location of the new daycare development at the entrance of our neighborhood. There are severe traffic issues already in this neighborhood. Many accidents and a few deaths have occurred. Has this traffic concern been considered or a solution to this traffic problem been addressed in this new development? Adding more cars to the traffic flow will only create more traffic accidents and deaths.

The other concern I have is the entrance to this new business is to be located inside a gated neighborhood. Why would it be acceptable for a business to have access from inside a gated neighborhood? I would appreciate any guidance or clarity on this. Many residents, if not all, were led to believe this was a gated neighborhood and that it would not change due to the expansion of businesses on the commercial property.

Please consider these issues of vehicle safety as well as our home and families' safety as we grow south Shreveport!

Sincerely,

Kristen Thomas

318-453-3460

My family moved to the Twelve Oaks neighborhood this summer in June 2019 from living in the country between Greenwood and Mooringsport for 20 years in an effort to be closer to the things we do in town but away from the center of town busyness with traffic concerns, crime, etc. Even though North Bossier would have been a more convenient location for us we did not choose it for the traffic issues alone.

It turns out that we picked a great neighborhood, Twelve Oaks, with a terrible traffic problem. With only one entrance and two exits within yards of each other for 600 homes you can imagine the problem in the mornings and afternoons. I expected to have to have to wait in a line of cars when leaving for school or work in the mornings.

The problem that I did not foresee would be that not only are you often waiting in a very long line of cars to leave the neighborhood, to make a left turn you have to cross four lanes of traffic and a turning lane which cannot be used as a turning lane to wait and merge into the other two lanes of traffic when it's clear as it is only for entering the neighborhood and you will be hit if you sit there and wait due to the close set up of all of that even though guests and inexperienced drivers wouldn't know that. The signs for entering and exiting the neighborhood are not easily visible and are set at a distance that makes them hard to understand. People accidentally pull in the exit all of the time when they meant to go in the entrance putting them facing oncoming traffic. Most people that are making a left out of the neighborhood in the morning need to immediately get onto HWY 3132 on the right. That means they are waiting for all five lanes to be clear and then moving all the way to the right as quickly as they can to enter 3132. The lights on E Flournoy Lucas are not timed in a way that makes the traffic clear unless it clears naturally which between 7:15 and 8:15AM rarely happens. It is a dangerous, anxiety evoking situation EVERY SINGLE work day. There is no good location for taking a right and turning around to be safer without entering a private business. I have two teenage girls that are completing driver's ed now and I will never allow them to make a left out of our neighborhood during peak hours, nor do I do that. I have to make a right and find a place to use to turn around. Those places could stop that practice at anytime if they chose. The people that do choose to make a left are honked at or even driven around if they try to be cautious and not pull out in front of oncoming traffic on East Flournoy Lucas. It is a state highway and we have been told that the DOT will not put a light there due to truckers not wanting to gear down twice due to the other light further down. Many other solutions have been suggested but they are always shut down due to politics, not enough funds, not enough interest in the lives of the people in our neighborhood. It seems two people have died already in that area. I warn every guest that visits me of the problems so that they are aware and careful as they exit and I pray for their safety as they leave the neighborhood.



My two girls and I were hit by a loaded tanker truck eight years ago, through no fault of mine as the driver, in another area of town. We have lifelong injuries from that car accident and are lucky to be alive. I am not looking to relive that horrible experience for my family.

So as you can see our neighborhood already has traffic concerns. I am not opposed to a daycare being put next to our neighborhood. No one that I have heard from personally, on our neighborhood Facebook page, or in the meeting we had about this topic last night has a problem with the business being a daycare. The concerns are strictly about the proposed plan of putting the daycare on the INSIDE of our neighborhood gate and the increased traffic the daycare will bring to an already dangerous situation. It is Not safe for the residence as it is. It will certainly not be safe to the children of this daycare and now will be even more unsafe, congested, and miserable for the residents of Twelve oaks that pay to live here.

It is in the best interest of the people of Shreveport that live in this area and that would use this daycare in this location that either another solution for entering and exiting the area be found or not to approve this plan. Nobody wants to be in an accident, especially a fatal one and nobody should have to live with hitting a car and causing a death that could be prevented. Please help us and the families of this daycare by not approving this plan as it is being presented now and not without a solution for everyone's safety.

Thank you for your consideration.

Kellie Anthony

318-470-7682

Twelve Oaks Resident

I am writing you to announce my formal opposition to the plans Shreveport Development Corporations (SDC) have to build a Busy Bee Daycare Academy in front of the Twelve Oaks community. This plan would cause a dangerous increase in traffic flow through an already congested and dangerous entry/exit from Ashley River Rd on to Flournoy Lucas Rd. With a maximum capacity of 105 children that could be enrolled at the proposed Busy Bees Academy, that would mean an additional 300-400 cars through this intersection daily at peak traffic times morning/evening. That number is assuming 1 car would have to enter and exit the intersection twice each day. Hence the 300-400 car estimation. There is already a cut out connected directly to Flournoy Lucas Rd that the SDC stated is "too costly to build" for this project. So they are insisting on creating a curb cut inside the property of Twelve Oaks to allow traffic in/out of the Busy Bees Academy.

On top of the added traffic, this also negates the benefit of a private gated community that all residents of Twelve Oaks have paid increased prices to be a part of. Having the entrance/exit to Busy Bees Academy behind the gates of a private community creates an unacceptable risk to the residents and dependents who call Twelve Oaks home. I ask you to please help put a stop to this proposed construction before traffic fatalities and/or home invasions increase. Thank you for your time and attention to this matter.

Respectfully,

Zach Lefler

Twelve Oaks Resident

[zach.lefler@gmail.com](mailto:zach.lefler@gmail.com)

318-918-5509 - Mobile

Good afternoon! I am writing to you concerning the proposed development of Busy Bees daycare facility in front of Twelve Oaks subdivision. I've been a resident of Twelve Oaks for seven years. We have loved living in this quiet subdivision and our family has enjoyed our community. The only drawback that we have experienced is that of traffic congestion on entering and exiting the neighborhood. As I'm sure you're aware, we have had many car accidents in front of the neighborhood, including some fatalities, and have many times over sent requests for a traffic signal. I understand that it's not possible to put in a traffic signal due to the proximity of the signal at 3132/Flournoy Lucas. However, if an additional business such as this daycare is allowed to build on the property in front of the neighborhood, and is further allowed to use our main/only entrance and exit routes as entrance and exit to their facility, it will further compound the traffic problems. Aside from the traffic issues, a daycare facility would be an eyesore that would, in my opinion, reduce our property values.

I do not support the construction of this day care, nor the use of our neighborhood streets as a thoroughfare to their facility. Please join us in putting the interests of 500+ Twelve Oaks families ahead of one developer's interests. I appreciate your consideration in this matter.

Sincerely,

Cindi Baldwin

My husband and I are residents of Twelve Oaks neighborhood in south east Shreveport. We moved into this neighborhood a little less than a year ago, and we have been overwhelmingly grateful to be here. It is tremendously family friendly, well-organized, and safe.

Much to our dismay, however, we recently discovered that the developer intends to allow commercial businesses (a proposed daycare) to have entrances/exits behind our gate. This is concerning for many reasons but the two main issues are (1) safety and (2) traffic concerns.

From what we have been told, this has "always been the plan," however very few residents seem to be aware of this.

Due to the heavy, high-speed traffic on Flournoy Lucas, it is so incredibly difficult to get in and out of the neighborhood in a safe manner, particularly around the times of 7:30-8:30 and 5:00-6:30. I have had several instances pulling out of the neighborhood with my 2 young daughters that have been quite scary. I can only assume that these would also be the heaviest times for pickup/drop off for the daycare, adding HUNDREDS of additional cars to the already unsafe traffic situation.

I am by NO MEANS against a daycare business being positioned right there, but there are so many of us that are BEGGING YOU all to please make it mandatory that the entrance to the daycare (or any business) be off of Flournoy Lucas (where there is already a curb cut ready to go), which would at least alleviate traffic in our neighborhood entrance and protect our neighborhood from commercial businesses and customers being able to come and go freely inside of our neighborhood without any oversight.

I know you are all incredibly busy, but if any of you could come out and look at the proposed property, you would see that having the entrance behind the gate makes absolutely NO sense and is just a way to save money, but would be tremendously invasive to our neighborhood.

Thank you so much for hearing my concerns....

Blessings to you,

Katie Garcia

My name is Richard Tubre.

I am a resident of 12 Oaks, and have been since 2005. We have seen an immense amount of growth in our neighborhood over the years. There is a dangerous amount of traffic at the Flourney Lucas entrance currently, and it would be made almost impassable if the proposed daycare brought the amount of increased traffic anticipated.

Please consider voting against this proposal, and consider the safety of the neighborhood before the growth of this one individual business.

Thank you.

Richard Tubre

9479 Milbank Dr.

We are against the current plan that the developer has said is going to happen with the Busy Bees Daycare. Specifically with the daycare being located in such proximity, in the neighborhood behind our gate, and using the single entrance/exit provided for the entire neighborhood. We paid to live in a gated residential neighborhood, not to have a business located behind our gate and the fence removed. We also think the traffic at the peak times will be an even more dangerous and congested situation coming in/out of our neighborhood. We have traffic concerns as it is with the current amount of residential traffic. We think their entrance/exit should be from a separate area (Flournoy Lucas), as we already have massive difficulties with entering/exiting our neighborhood through the single entrance during heavy traffic times. Wrecks occur frequently in front of our neighborhood and we would like this addressed before we consider adding more traffic at peak times which is exactly what Busy Bees would do to our neighborhood, especially with it being located inside of our gates. We would like to talk to someone and express our concerns as we live directly behind the fence that will be shared with the daycare. We have safety and well-being concerns regarding proximity, quality of life, security, traffic, and zoning that we would like addressed.

Thank you for your time,

Dr. and Mrs. Brian Monaco

214-762-6401/ 631-495-5683

12 Oaks Residents on N Plaquemine Dr

I am writing to express my concerns about the proposed development of Busy Bees Academy outside of the Twelve Oaks community. Shreveport Development Corporation (SDC) has proposed to create a curb cut, inside our gated community, for the purposes of access for Busy Bees Academy. This will increase the already potentially deadly traffic flow outside our busy neighborhood. We have had 2 previous fatalities at our entrance/exit.

Busy Bees Academy states that their plans include the ability to provide preschool accommodations for 105 children, however at a private presentation to the HOA Board, their plans also include a 150 child after school program. This has the potential to increase traffic entering and leaving our location at prime travel time (7:30am and 5:30pm) by 300 cars (that is a single car making 2 turns, twice a day would be 600 cars potentially). Additionally, the center turning lane will become clogged with cars waiting to turn into the neighborhood which will in turn, prevent exiting going left (more than 3 cars in that lane prohibits visualizing the west bound Flournoy Lucas traffic). There has been previous discussion of a J-turn installation to help our current traffic concerns, and I wonder if/how the long line of center lane traffic caused by this new development will affect that potential traffic solution.

There is already a blind curb cut from the east bound lane of Flournoy Lucas Road. At our open house meeting with Busy Bees Academy, Mr. Janca of SDC stated that a creation of a road using this current curb cut was "too costly" and he insists that the only viable entrance to a business is inside the neighborhood. My concern includes the circuitous traffic INSIDE the gates, as parents who are dropping off their children at Busy Bees Academy will then need to turn across our main boulevard to then exit the neighborhood. Again, increasing the flow of traffic inside our gates at prime travel times. I welcome the addition of businesses outside our gates, and Busy Bees Academy has a wonderful reputation. I simply want the preschool to have its own direct access from Flournoy Lucas.

I would like to ask that you consider denying their proposal when it is delivered to your offices. Or that, if it is within your power, to only approve their proposal if they create a direct route for Busy Bees Academy's use.

Thank you for your time and attention to this matter.

Kimberly Keller

Dear MPC,

I understand that you will be holding an MPC meeting next week. Apparently, one of the items on the agenda is the Busy Bee application, which is proposed to be located in the Twelve Oaks Subdivision.

Personally, I don't have a problem with the new business. However, the peak travel times for all of the many new vehicles accessing that new business will most likely coincide with the current times of extreme congestion at the subdivision's lone intersection with East Flourney Lucas Road, also known as Hwy 523. Please note that there have already been 49 wrecks and 2 fatalities at this intersection. If you add all those additional vehicles at the peak traffic times, then that is a recipe for disaster.

If you want to give approval to this new business, then it must be contingent upon a real solution to the dangerous intersection. Apparently, the rules for a highway will not allow a new traffic light at this location. It would seem that people's lives would easily trump any non-essential rules. By the way, the traffic light does even not have to be in operation the whole day, but at least during the peak hours.

In summary, if there is no solution to the intersection danger, then please do not allow this new business.

Thanks,

Tom Patty

9014 Houmas Court (Twelve Oaks)

Shreveport, LA 71115



It's already dangerous - even in slow times - to get out on the road. A stoplight might be the Win Win here. I vote against at the interior cut in solution. Common sense and the Safety for everyone involved - the whole spectrum of ages from toddlers to seniors and time issues for everyone - should be the number one issues, not codes, rights or tax revenues.

Thank you.

Jack and Barbara Getz

806 Galvez Avenue

April 30, 2020

To the MPC:

I am a resident of Twelve Oaks and I would like to voice my concern for and opinion on a proposed daycare center on the property adjacent to our neighborhood. I am not opposed to the daycare itself; but, I am opposed to access for the business being on Ashley River Road as a cutout behind our security gate and the resulting increase in traffic for our only entrance/exit into and out of the neighborhood..

Tony Janca, the developer and owner of the land for the proposed daycare, himself, admitted that he does not want to spend the money to put an entrance on Flournoy Lucas. It is more cost effective for him to make the entrance off of Ashley River by cutting out a curb behind our gated entrance. So, as a businessman, he is more focused on making a profit than doing what is right for the neighborhood.

I believe there are over 600 houses in Twelve Oaks and we only have one entrance/exit. With the proposed entrance to the daycare being on Ashley River it is going to exacerbate the problem we already have with trying to get into and out of the neighborhood during peak hours, i.e., when people are going to and coming home from their jobs.

According to Twelve Oaks HOA, this daycare is expected to bring an additional 400 – 600 cars daily turning in and out of the neighborhood dropping off /picking up children at PEAK times when residents are already struggling to get in/out of here. This doesn't make any sense to anyone, except Mr. Janca, who just wants a cost efficient way provide access to land from which he wants to profit.

Also, the months of construction equipment/vehicles for the daycare coming in/out of a neighborhood with only one entrance/exit is going to be an addition traffic burden on the 12 Oaks residents.

Another issue is that every homeowner in Twelve Oaks bought in this neighborhood because it was promoted as a gated community. With the entrance to the daycare being planned behind the gate, we lose the security of the whole gated community concept. Mr. Janka said if we (the homeowners) had a problem with that we could pay out of our own pockets to move the gate beyond the entrance to the daycare. So, he wants the homeowners pay to move the gate rather than him pay to put in an entrance off Flournoy Lucas or outside of the gate on Ashley River (where there are already two curb cuts available). Additionally, what happens when he sells the other two parcels of land he has up for sale? Do we have even more traffic added to our one entrance/exit to get to those future businesses?

Currently , there are several commercial properties in front of our neighborhood. They all share a curb cut outside of our gates and have access to Flournoy Lucas Road. This is the way the access road to the Busy Bee project should built as well. Again, Mr. Janca is looking for a cost effective way to give access to this new business rather doing the right thing and building the appropriate roads.

I am asking you to deny Mr. Janca and the Busy Bee Daycare access to the property with a curb cut behind our security gate on our neighborhood street, Ashley River. Mr. Janca needs to do the right thing and build a business' entrance at Flournoy Lucas and not take personal advantage of our neighborhood street to cut his costs and make a bigger profit.

Thank you for your consideration of this request.

Betty Phillips

651 Ashley River Road, Shreveport, LA

318-505-9341

Shreveport/Caddo Parish Metropolitan Planning Commission  
505 Travis  
P.O. box31109  
Shreveport, LA 71130

Members of the Shreveport/Caddo Parish Metropolitan Planning Commission  
Re: Case Number 20-2-SC

As one of the owners of property located in the 12 Oaks Development, I would like to express my concerns with the proposed addition of the 100 child day care center to the community. Please understand I, and many like me, take no issue whatsoever with the addition of the child care center. My concern, along with many of the residents I've spoken with, is how the child care center will be accessed.

We've been led to believe the child care center wants to use Ashley River Rd. to access the new development. This is the concern many of the residents share. With the addition of the 100 child day care center, we could be looking at an increase of 400 plus vehicles, per day, between dropping off and picking up, to an already crowded and sometimes dangerous entry and exit to and from Flournoy Lucas Rd. This number does not include additional traffic brought about by any special events held at the center.

Again, please understand we have no problem with the addition of the child care center. We do, however, feel that they should have their own access to Flournoy Lucas Rd. This will greatly help our already burdensome traffic situation. The increased traffic flow on Ashley Ridge Rd. could also increase the likelihood of more traffic accidents at the intersection with Flournoy Lucas Rd.

For this reason, and only this reason, I will continue to stand with the majority of the home owners who oppose allowing access to the child care center through the gates of 12 Oaks. However, we feel this concern could be easily allayed if the development would simply install their own access to Flournoy Lucas Rd.

Respectfully,

Alicia Calantone  
Resident, 12 Oaks  
9120 Sorrento Dr.

## Emily Trant

---

**From:** noreply@civicplus.com  
**Sent:** Monday, May 4, 2020 10:06 AM  
**To:** Emily Trant  
**Subject:** Online Form Submittal: Request to Speak at MPC Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### CAUTION:

**This email DID NOT come from a city employee.**

Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Click here for information regarding phishing and spam emails](#)

## Request to Speak at MPC Meeting

Metropolitan Planning Commission

*If you have written comments or reports that relate to your remarks, please attach via the upload button below.*

*Thank you for being a part of your City Government.*

Case Number	20-2-SC
Select one.	I wish to oppose.
First Name	Brian
Last Name	Garrett
Email	<a href="mailto:Bmg241@hotmail.com">Bmg241@hotmail.com</a>
Phone Number	3182686326
Address1	9595 Basin
Address2	<i>Field not completed.</i>
City	Shreveport
State	LA
Zip	71115
Upload a File	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

Dear Board Members,

My name is Cindy Chadwick and my husband and I have resided at 9579 Basin Street in Twelve Oaks subdivision for the past five years.

Shreveport Development Corporation has proposed the construction of a daycare facility fronting the Twelve Oaks property. They are also proposing that the entrance and exit for the daycare be on Ashley River Road behind the gate for the subdivision. The residents of Twelve Oaks have two issues with the proposal:

First, increased traffic onto Ashley River. This is a neighborhood of almost 600 homes. **Ashley River is the only way into the subdivision for our residents and the only way out.** The developer is proposing bringing increased traffic of several hundred vehicles onto Ashley River at peak times when residents, including young, inexperienced drivers, are entering and exiting the neighborhood onto a busy four-lane highway with considerable 18-wheeler traffic. When additional plats are developed next to the daycare will they also be using the same entrance/exit? What would stop them once the entrance is established?

For years, our neighborhood has requested a traffic light from DOT for the safety of our residents but has been unsuccessful. Shreveport Police report two traffic fatalities have already occurred in the 500 block of Flournoy Lucas, which intersects Ashley River, and 84 traffic crashes have occurred in the 500 and 600 blocks of Flournoy Lucas.

Secondly, if the developer is successful in routing traffic onto our residential street, **THERE SHOULD BE NO NEW CURB CUT ALLOWED WITHIN THE GATES OF TWELVE OAKS.** There is already a curb cut on Ashley River **before** entering the gate. A new curb cut **does not** benefit the neighborhood. It only benefits the developer who pays less in construction costs.

The American Real Estate Society found that homes in gated communities command an average of \$30,000 more than homes in non-gated neighborhoods. The residents of Twelve Oaks made substantial, lifelong investments in their properties with the security of living in a gated community in mind. Homeowners in Twelve Oaks did not invest in their properties with the idea or knowledge that a business would route uninvited traffic into their neighborhood. Why would they since no curb cut behind the gate currently exists? Allowing a commercial driveway behind our gate will most certainly impact the value of homes.

Twelve Oaks residents have submitted a petition to the MPC asking that you prohibit an entry/exit for the daycare onto Ashley River Road. Even with the global pandemic and social distancing requirements, nearly 80 percent of homeowners have signed the petition. We are concerned for the safety of our families and the investments in our homes.

We are grateful for the opportunity to share our concerns and appreciate your careful consideration regarding this important issue that will have lifelong safety and financial consequences for all of the residents of Twelve Oaks.

Sincerely,

Cindy Chadwick

May 4, 2020

To the MPC Board:

As a resident of Twelve Oaks for the last 7 years I have witnessed numerous serious wrecks, hundreds of near misses and one death. The application in front of you today (if approved) will make a dangerous intersection even more dangerous.

The LA-DOTD says that the additional traffic on Flournoy Lucas @ Ashley River is "troubling" but their hands are "tied" since Ashley River is a city street. However, the MPC board's hands are not tied and you have the ability approve this application with the developer having to use the two curb cuts that are already in place or to deny it.

Ashley River is a residential street, is gated and was built by the applicant and now the applicant wants to put a commercial entrance off of Ashley River, remove a decorative fence, cut down trees and bust a curb off of our beautiful entrance. This is unacceptable.

The neighborhood did not oppose the beer and wine shop, the restaurant, the drive-thru cleaners, the hair salon, the CPA office, law office or the health club. We don't have a problem with the daycare either, it's the location that the applicant wants to put it, the amount off additional traffic it will bring in a small window of time and destruction of items the developer built and now he wants to tear them down. This is deceitful and unjust.

We ask you to put yourselves in our shoes, vote to deny this application or approve it by requiring that the applicant using the curb cut he already has.

Thank you



**KENNETH N. SIMMONS**  
A PROFESSIONAL LAW CORPORATION  
ATTORNEY AT LAW

9561 MAZANT LANE  
SHREVEPORT, LA 71115

PHONE: (318) 332-3272  
EMAIL: ken@kensimmonsllaw.com

April 25, 2020

Shreveport Metropolitan Planning Commission  
505 Travis Street  
Suite #440  
Shreveport, LA 71101

**Re: Twelve Oaks Subdivision**

Dear Members:

I write to express concern and objection to the proposed access by Mr. Tony Janca to the site for Busy Bees Academy near Twelve Oaks Subdivision (a gated community). My wife and I have lived in Twelve Oaks for 9 years. Since that time, with promotion and sales by Mr. Janca, the growth and expansion of this subdivision has created monumental traffic problems in, to and around the subdivision entrance. Traffic has increased exponentially, especially during the school year. We understand there have been 49 traffic accidents and 2 fatalities at the entrance to Twelve Oaks.

Mr. Janca developed Twelve Oaks with only ONE entrance (gated). Now, Mr. Janca proposes to create an entrance to a commercial business (Busy Bees) behind the Twelve Oaks gate, thereby significantly increasing vehicular traffic to an already overburdened residential location. Surely, you can see how such an increase in traffic to a residential access if not unwise is certainly UNSAFE. We have no objection Mr. Janca's right to develop his property, but his current proposal begs the questions:

- (1) Should this be allowed when the safety and welfare of Shreveport residents (**including numerous children**) are jeopardized and compromised?
- (2) Should this be allowed when there exists already a "curb cut" to access the Busy Bees site from Flournoy-Lucas Road? (**a "curb cut" I might add that is used primarily for persons selling fruits and vegetables and used cars.**)
- (3) Should this be allowed when the voices of the majority (residents and homeowners in Twelve Oaks) are being ignored and subverted to accommodate and benefit the financial interest of the minority (Mr. Janca)?
- (4) Or, is this yet another example of typical Louisiana politics?

**We strenuously oppose this project as presently proposed, primarily the access to a commercial business via use of residential street behind the sole and only gated entrance to Twelve Oaks Subdivision.**

When this matter comes before you, we sincerely request that you consider the safety, welfare and concerns of the majority over the financial interest of the minority.

Sincerely,



KEN SIMMONS

9202 Oakley Dr.  
Shreveport, LA. 71115  
April 27, 2020

Re: Case # 20-2-SC

MPC  
P.O. Box 31109  
Shreveport, LA. 71130

To Whom It May Concern:

I have been a resident of Twelve Oaks, Middleton Place, since June of 2005. We were never told anything about a Day Care - only that plans were some type of Food Market in the area in front of the subdivision.

I am not opposed to the Day Care, but I am to the proposed "curb cut" past the Gate for entrance to the Day Care. There is already an opening before the Gatehouse that would suffice and is a viable solution. Why have that opening if not to be used as an entrance to this property ??? I am in the area right behind the proposed site and getting out of my subdivision will be a challenge, needless to say!!!

Frances W. Owens

To Whom This May Concern:

It has been brought to our attention that a daycare by the name of Busy Bees is purchasing a lot adjacent to Twelve Oaks Subdivision. The daycare is asking to access a curb cut out for their driveway behind the front gate of our neighborhood on the main street, Ashley River Road, which is also our only entrance and exit. We have approximately 600 homes with approximately 1200 cars that drive this main street daily. We, the residents of Twelve Oaks are opposed to this for various reasons:

1. This will intensify the traffic congestion and make an extremely unsafe situation even more dangerous, possibly deadly.
2. We have no light at the intersection of Flournoy Lucas and Ashley River Drive to safely move traffic to and from the neighborhood.
3. Traffic backs up at peak hours: morning with work/school and evenings with after school/ people coming home from work.
4. Turning left is almost an impossibility from Ashley River to Flournoy Lucas.
5. We have had many accidents and loss of life from this dangerous intersection.
6. We bought these homes in a community that was advertised as gated, and this driveway behind our gate would not only create a traffic/safety hazard but also take away our ability to secure our neighborhood.
7. To come out of the daycare driveway onto Ashley River would make a daycare customer pull out into 2 lanes of oncoming traffic, across a median and then into the path of two more oncoming lanes of traffic. The safety of these children is at stake as well as ours.
8. We simply do not want a business driveway behind our gate, which places a business in the midst of our neighborhood.

We the residents of Twelve Oaks are respectfully requesting that the entrance/exit curb cut out for this business or any prospective business, be prohibited on Ashley River Road, especially behind the gated entrance to the Twelve Oaks Neighborhood.

Respectfully,

Personal # "Joy" Boyle

707 Cataepra Cir, 71115

To Whom This May Concern:

It has been brought to our attention that a daycare by the name of Busy Bees is purchasing a lot adjacent to Twelve Oaks Subdivision. The daycare is asking to access a curb cut out for their driveway behind the front gate of our neighborhood on the main street, Ashley River Road, which is also our only entrance and exit. We have approximately 600 homes with approximately 1200 cars that drive this main street daily. We, the residents of Twelve Oaks are opposed to this for various reasons:

1. This will intensify the traffic congestion and make an extremely unsafe situation even more dangerous, possibly deadly.
2. We have no light at the intersection of Flournoy Lucas and Ashley River Drive to safely move traffic to and from the neighborhood.
3. Traffic backs up at peak hours: morning with work/school and evenings with after school/ people coming home from work.
4. Turning left is almost an impossibility from Ashley River to Flournoy Lucas.
5. We have had many accidents and loss of life from this dangerous intersection.
6. We bought these homes in a community that was advertised as gated, and this driveway behind our gate would not only create a traffic/safety hazard but also take away our ability to secure our neighborhood.
7. To come out of the daycare driveway onto Ashley River would make a daycare customer pull out into 2 lanes of oncoming traffic, across a median and then into the path of two more oncoming lanes of traffic. The safety of these children is at stake as well as ours.
8. We simply do not want a business driveway behind our gate, which places a business in the midst of our neighborhood.

We the residents of Twelve Oaks are respectfully requesting that the entrance/exit curb cut out for this business or any prospective business, be prohibited on Ashley River Road, especially behind the gated entrance to the Twelve Oaks Neighborhood.

Respectfully,

Steve and Jayne Smith  
707 Catalpa Circle, 71115

9) Also the danger  
construction vehicles  
and debris would  
cause on Ashley  
River