

May 30, 2009

Mr. Winzer Andrews                      Mr. Dale Colvin  
Mr. Larry Ferdinand                      Mr. Dan Foster  
Ms. Mary Ruffins                          Ms. Bessie Smith  
Mr. Desi Sprawls                          Ms. Mary Wilson  
c/o Shreveport Metropolitan Planning Commission  
505 Travis Street, Room 440  
Shreveport, Louisiana 71101

Re:    Spring Lake Service Center, LLC, Case No. C-26-09,  
      Site Plan Approval, and Case No. SC-31-09, Subdivision Approval

Ladies and Gentlemen:

I am writing you as a concerned resident of the Spring Lake neighborhood regarding the site plan submitted to open a used car lot at the intersection of Line Avenue and Albemarle Drive adjoining the Spring Lake neighborhood.

According to Zoning Ordinance Section 106-44, in considering the applicant's request it is the responsibility of the MPC to ensure a safe, efficient, attractive and well-ordered community and best serve the interests of public health, safety and welfare. All uses (including site plans) approved by the MPC are to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. Furthermore, uses are not to be hazardous or disturbing to existing or future nearby uses, property or persons through activities, processes, or operations.

It is well established that used car lots pose a substantial negative influence on a wholesome residential environment. This is particularly so when the developer makes no meaningful effort to buffer the neighborhood from such negative influences. The site plan submitted by the applicant in this case fails to protect the Spring Lake neighborhood when considered under the standards set forth in Section 106-44.

Please deny the approval of the site plan as requested by the applicant. Furthermore, please consider down zoning the property in question or establishing an overlay district so that one of our city's best-preserved residential areas will continue to thrive for our current and future residents. It is critical that we protect our inner city neighborhoods so we can continue to revitalize the city and sustain an attractive, safe and well-ordered community.

Sincerely,

My address is: