



The City of Slidell

PLANNING DEPARTMENT

1330 Bayou Lane, #107 • P.O. Box 828 • Slidell, Louisiana 70459-0828
Telephone (985) 646-4320 • Fax (985) 646-4356

FREDDY DRENNAN
Mayor

October 6, 2010

M Natal Contractor, Inc.
Attn: Michael Natal
PO Box 518
Slidell, LA 70459

**RE: Commercial Development Site Review
153 East Hall Drive, Slidell, Louisiana**

Dear Mr. Natal:

I have received and reviewed your revised site plans for a permit request. Enclosed is a copy of the Slidell Planning Department's revised checklist for your commercial development on West Hall Drive. Please revise and resubmit those items highlighted for review and approval.

Once I receive the needed material, I can make a decision for your permit application. If you should have any questions regarding this document, please do not hesitate to contact our office at (985) 646-4389.

Sincerely,

Nancy Durham, CFM
Planner I

Enclosure

OLDE TOWNE COMMERCIAL CHECKLIST

This checklist is merely a preliminary review of the proposed site plan received by our office. Please understand that our review is limited and shall not constitute approval development or specific plan layout until all components of this checklist are approved by the Planning Department. **Items that are highlighted are items that need to be corrected.**

FILE NAME: Breeze Thru Car Wash
APPLICANT: M Natal Contractor, Inc. (Michael Natal)
DEVELOPMENT
LOCATION: 153 East Hall Drive
DATE: October 6, 2010
REVIEWER: Nancy Durham, CFM
ZONING DISTRICT: C-3 Central Business District
PROPOSED USE: Carwash
PREVIOUS USE
OF PROPERTY: Vacant
GROSS FLOOR AREA: 2,100 sq. ft.

I. **SUBDIVISION CONFORMANCE:** Construction across lot lines, except for single-family homes, the subdivision regulations require that no buildings be constructed across lot lines. (*Ord. No. 1679, Subsection 2:219*)

COMMENTS: Lot 1, Lot 3 & Lot 5 in Square 11 are required to be re-subdivided into one lot. **On the Planning & Zoning Commission agenda for October 18, 2010.**

II. **BUFFER ZONE REVIEW:**

A. Buffer zone required – The Zoning Ordinance requires that a buffer zone be established between differing land uses as follows: (*Z.O. Sec. 2.2209*)

	LDR	HDR	C	LI	HI
LOW DENSITY RESIDENTIAL (LDR)		X	X	X	X
HIGH DENSITY RESIDENTIAL (HDR)			X	X	X
COMMERCIAL (C)				X	X
LIGHT INDUSTRIAL (LI)					X
HEAVY INDUSTRIAL (HI)					

X – Buffer Zone Required
LDR – Single Family Detached Dwelling
HDR – Attached Dwellings

COMMENTS: **A buffer zone is required along the East side of the property.**

NOTE: IF SUBDIVIDED, BURDEN OF BUFFER FENCE FALLS ON THE COMMERCIAL DEVELOPER.

- B. Ten foot buffer area established – A ten foot landscaped area is required between the abutting land uses. Trees must be located in the ten-foot area with a 20-25 foot on center spacing (maximum). (*Z.O. Sec. 2.2211*)

COMMENTS: Please submit a detailed landscape plan with legend from a Licensed LA Landscape Architect or a Licensed LA Landscape Contractor that is contracted to install and maintain the site. **6-7 trees required with on 5 trees shown on the landscape plan. Please add 1-2 more trees to this area and show on the landscape plan.**

III. TECHNIQUES FOR PROTECTION OF TREES: The following shall be utilized to retain existing trees: (*Z.O. Sec. 2.2506(1-5)*)

1. Parking areas and building sites shall be located to preserve existing trees.
2. Grates or other pervious surfaces shall be utilized within the drip line (outermost limit of horizontal branch extension) of existing trees to allow water and air to reach the tree roots.
3. Fill shall be prohibited in areas under the drip line of existing trees.
4. Drastic changes in drainage patterns, which might negatively affect existing trees shall be avoided.
5. All trees to be retained shall have a perimeter fencing at the extreme outer edge of the tree canopy. The fencing shall be flagged with yellow caution tape or yellow pennants, and shall remain in place throughout the construction period. There shall be no activity of any kind inside the perimeter other than hand brush clearing. No land clearing or building permits shall be issued until the perimeter of all protected trees and tree stands have been properly fenced.

COMMENTS: **Please submit a detailed tree protection plan as outlined above. Please schedule a tree site inspection once existing trees are protected. Landscape plan shows 2 existing trees, but does not show how they are being protected during construction. Please submit a detailed tree protection plan and schedule a site inspection once existing trees are protected.**

IV. LANDSCAPE REQUIREMENTS REVIEW: The Zoning Ordinance establishes landscape requirements for commercial developments.

NOTE: LOUISIANA STATE LAW REQUIRES A LANDSCAPE PLAN MUST BE STAMPED BY A LICENSED LOUISIANA ARCHITECT OR A LICENSED LOUISIANA LANDSCAPE CONTRACTOR. (*Z.O. Sec. 2.2502, La. R. S. 3:3808 (E) & (F), and L.A.C. 7:XXIX.117 (B) & (F)*)

- A. Perimeter Planting Area – A perimeter planting area at least ten (10) feet in width must be provided off the public right-of-way between the right-of-way and parking area or structures. Planting materials should achieve a balance between

low-lying vertical and horizontal shrubbery and trees. (*Z.O. Sec. 2.2513*) Trees shall be placed no more than 20-25 foot on center spacing with a compliment of no less than 10 shrubs per tree.

COMMENTS: Please submit a detailed landscape plan with legend from a Licensed LA Landscape Architect or a Licensed LA Landscape Contractor that is contracted to install and maintain the site. **7-9 trees required with 70-90 shrubs required – There are only 4 Sable Palms with 14 shrubs. Please add 3-5 more trees with 56-76 more shrubs and show on the landscape plan.**

- B. Parking Lot Planting – Parking lot interiors should be designed to provide at least one (1) tree for every twelve (12) parking spaces. Each tree should be located in a landscaped island of at least 200 sq. ft. Trees must be distributed uniformly so as to provide a canopy effect. (*Z.O. Sec. 2.2514*)

COMMENTS: Please submit a detailed landscape plan with legend from a Licensed LA Landscape Architect or a Licensed LA Landscape Contractor that is contracted to install and maintain the site. **Please add a tree at the either end of the vacuum bay row and show on the landscape plan.**

- C. Pedestrian Access Planting – Landscaped areas must be provided between the building faces having access and the parking lot. {Four (4) sq. ft. landscaped area should be provided for every linear foot of building face.} No planting area should be less than five (5) feet wide and planting materials should achieve a balance between low-lying shrubbery and vertical trees. (*Z.O. Sec. 2.2515*)

COMMENTS: Please submit a detailed landscape plan with legend from a Licensed LA Landscape Architect or a Licensed LA Landscape Contractor that is contracted to install and maintain the site. **What are the dimensions of this area? This area is required to consist of trees/tall shrubs, shrubs, and plants/ground cover to get the 3-tier effect. There are only shrubs in this area. Please add trees/tall shrubs and plants/ground cover and show on the landscape plan.**

- D. Tree Height – Trees selected shall have a minimum maturity height of at least twenty (20) feet. (*Z.O. Sec. 2.2516*)

COMMENTS: **Please submit detailed legend with minimum maturity height for each type of tree on the landscape plan. What is the minimum maturity height of the Sable Palms, Crape Myrtles and Bald Cypresses? Please state these heights on the landscape plan. If a tree selected does not meet the 20' minimum height, then please select a new tree type and show on the landscape plan.**

- E. Required Inspection – The landscaping will be inspected and approved prior to the issuance of a certificate of occupancy. (*Z.O. Sec. 2.2517*)

COMMENTS: **Please schedule a final inspection once all landscaping is complete with the Planning Department.**

V. PARKING AND ACCESS REVIEW: Access Analysis:

1. Off-site improvements:

- a. At the location of the proposed development, the anticipated peak demand warrants installation of off-site access improvements such as turning lanes or median cuts. (*Ord. No. 2941; COO App E, Part 2*)

NOTE: You must use one of the following qualified traffic study firms for a letter or a study: Urban Systems, Inc. (N.O 504-523-5511.), Burk-Kleinpeter, Inc. (N.O 504-486-5901.), Neel-Schaffer, Inc. (B.R.225-924-0235), Evans-Graves Engineering (Met. 504-836-8190), Sain Associates, Inc. (Birm., AL 205-940-6420), Krebs, LaSalle, LeMiex Consultants, Inc. (Met. 504-837-9470), Kelly J. McHugh & Associates, Inc. (Mandeville 985-626-5611), Richard C. Lambert Consultants (Mandeville 985-727-4440), Dean Tekell Consulting (Laf. LA 337-988-5211) or J.V. Burkes & Associates, Inc. (Slidell 985-649-0075).

COMMENTS: Please submit 2 copies of a traffic impact study or letter stating one is not required. **Received letter on October 6, 2010 – In review.**

- b. All new or expanding developments, typically generating 100 hourly trips in the peak direction on state highways and on local public or private streets, with an access point within 0.25 of a mile of a state highway is required to have the traffic study approved by DOTD. (*Title 70, Part I, Chapter 11, §1101*)

COMMENTS: Please submit Letter of Compliance from DOTD approving the traffic impact study only if the TIA is 100 or more trips. **Under 100 trips – N/A**

2. Access point location:

- a. Access points should not be located so as to encourage difficult or hazardous vehicular movements on adjacent streets.

COMMENTS: **Please show driveways adjacent to and across from this property on the site plan.**

- b. Whenever possible, access driveways should be aligned directly with access driveways on the opposite side of the street. This requirement is not applicable on streets divided by a median. (*LA DOTD 6.7.1(3)*)

COMMENTS: **Please show driveways adjacent to and across from this property on the site plan.**

- VI. PEDESTRIAN ACCESS: Sidewalks shall be provided within the public right-of-way adjacent to new residential and commercial development as follows (*COO App. B, Sec. 4.2 & COO App. B, Sec. 4.501*):

<u>Development Types</u>	<u>Minimum Width</u>	<u>Minimum Thickness</u>
Single Family Detached	4 ft.	4 in.
Attached Residential	5 ft.	4 in.
Commercial	10 ft.	4 in.

Such sidewalks generally should be located one (1) foot from the property line within the right-of-way. However, when this location would cause the loss of specimen trees, the sidewalk should be designed to maintain as many trees as possible. Note: Sidewalks are not required along LA D.O.T.D. thoroughfares per the State of Louisiana.

COMMENTS: **Not required, but it is highly recommended.**

- VII. LOCATION OF DUMPSTERS: Section 23-3 of the City of Slidell Solid Waste Ordinance requires every commercial site to provide containers capable of handling a week's accumulation of trash in a sanitary manner. The location of commercial dumpsters shall be located on the site plan and should be incorporated into the design for ease of access. The dumpster shall be screened with a solid wood fence and gate or other suitable materials approved by the Planning Department. (*COO Sec. 23-13*)

COMMENTS: No dumpster. Please submit a letter stating how the trash is going to be removed from this property. If there is going to be trash containers, then a letter from your waste management company you select stating that a dumpster is not required, the size of trash containers, and the days of collection. **Received letter from Coastal Waste on October 4, 2010 – O.K. and approved.**

- VIII. SIGNS: All types of signage require permits. Experience has indicated that in all too many cases, signage is an afterthought. Signage should be part of the design process and considered an integral part of the site planning process. A sign review and approval will be made by the Planning Department before a permit is issued. Submit the sign packet as a **separate packet** for the types of signage listed below for review and approval. Reminder: Every sign will require a building permit. (*Z.O. Sec. 503 & 504*)

Freestanding Signs (Single or Complex)
 Fascia Signs (Building or Wall Signs)
 Directional Signs
 Interstate Signs (if applicable)
 Banners (Temporary Signs)

COMMENTS: **Please submit sign permit application.**

- IX. EXTERIOR LIGHTING: Section 2.19(J) in the Zoning Ordinance regulates glare.

- A. Hours of Operation – Lighting of parking or loading areas shall, except for emergency or safety lighting, cease at or before the hour of midnight when these areas face a residential district where the distance from the nearest light to the nearest residence is less than one thousand (1,000) feet, except in those instances in which a business establishment is open and business is being conducted after midnight. (*Z.O. Sec. 2.19 (J(4(a)))*)

COMMENTS: Please submit letter from business owner that states the business hours and that this requirement is understood and would be followed. **Car wash open 24-hours a day – O.K. and approved.**

- B. Blinking or Intermittent Lights – No exterior lights that blink or shine with an intermittent phase are permitted in any district, except as part of Christmas decorations. (*Z.O. Sec. 2.19 (J(5))*) This includes signs.

COMMENTS: Please submit letter from the business owner that this requirement will be met. **Submitted in email dated October 4, 2010 – O.K. and approved.**