

City of Slidell

PLANNING DEPARTMENT

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Greg Cromer
Mayor

Daniel W. McElmurray, PLA, AICP
Director of Planning

October 30, 2024

Mr. Gus Maggiore
726 Old Spanish Trail
Slidell, Louisiana 70458

RE: 726 Old Spanish Trail

Dear Gus,

Per your request, here is a list of items discussed at the October 30, 2024 meeting regarding your above-mentioned property:

From Planning:

- All necessary permit applications are available on www.myslidell.com, for your use.
- Resubdivision will be required to combine the lots as one.
- Parking surface on the new lot must be concrete. Overflow parking may remain gravel.
- A fenced storage area on the existing lot is permitted; the fencing must be solid.
- Elevation is permitted; the underside must be screened.
- Loading zones for buildings less than 7,500 sf to provide sufficient area not to hinder vehicles and pedestrians over a sidewalk or street.
- Signage-the existing sign is sufficient.
- Once a site plan is completed, you may come to the Planning Department for a Land Clearing permit.
- In the parking lot-one tree per island will be required.
- Landscaping-we will need complete plans, stamped and signed by a Landscape Architect.
- Required street landscaping: clearly defined drive lanes.
- Open space plantings are required.
- All other applicable codes apply.
- Please send preliminary drawings as soon as possible for the best possible results in terms of coordination and review responses.

From Building Safety:

- Building Safety will be happy to answer any questions at any time, and will be happy to have multiple meetings if desired as you develop schematics of building sites and structures.
- Plans must be submitted to the State Fire Marshal for approval and confirmation of ADA compliance.
- After the fact land clearing permits are required for the purpose of regulating development.
- Building on pilings will be necessary in order to meet the elevation requirement of 12 feet.

From St Tammany Fire District #1:

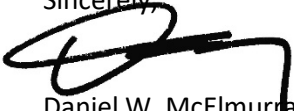
- Fire hydrant should be installed

From Engineering:

- Required finished elevation is 11 feet. Ground elevation is at 5 feet.
- There must be a fire hydrant within 300 feet of the building.
- Runoff must be reduced by 10%, based on pre-existing conditions.
- Fill may be brought in if necessary.
- A drainage study is required.
- A Traffic Impact Analysis is required or a letter stating why one is not necessary.

We have preserved the recorded digital minutes of the meeting in the property file for 726 Old Spanish Trail as part of the Department's permanent records. We look forward to working with you on this project, and please let us know if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel W. McElmurray', written over the word 'Sincerely,'.

Daniel W. McElmurray, Director
Planning Department