



The City of Slidell

BEN O. MORRIS, *Mayor*

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

MARTIN BRUNO, JR., FAICP
Director of Planning

PLANNING
DEPARTMENT

November 20, 2006

Dammon Engineering
Attn: David Dammon
1095 Florida Avenue
Slidell, LA 70458

RE: Commercial Site Review, 550 Gause Boulevard, Slidell, Louisiana

Dear Mr. Dammon:

I have received and reviewed your revised site plan for a permit request. Enclosed is a copy of the Slidell Planning Department's revised checklist for your commercial development (interior build-out/change of use) on Gause Boulevard. Please correct and resubmit those items highlighted for review and approval.

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

Sincerely,

Nancy Durham
Planner I

Enclosure

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: Wings-Pizza-N-Things
APPLICANT: Dammon Engineering (David Dammon)
DEVELOPMENT
LOCATION: 550 Gause Boulevard
DATE: November 7, 2006
REVIEWER: Nancy Durham
ZONING DISTRICT: C-2 Neighborhood Commercial
PROPOSED USE: Restaurant
PREVIOUS USE
OF PROPERTY: Athletic Club
GROSS FLOOR AREA: 3,960 sq. ft.

I. BUFFER ZONE REVIEW:

A. Buffer zone required – The Zoning Ordinance requires that a buffer zone be established between differing land uses as follows:

Table with 5 columns: LDR, HDR, C, LI, HI. Rows include LOW DENSITY RESIDENTIAL (LDR), HIGH DENSITY RESIDENTIAL (HDR), COMMERCIAL (C), LIGHT INDUSTRIAL (LI), and HEAVY INDUSTRIAL (HI).

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

COMMENTS: Required between 550 Gause Boulevard and 620 Gause Boulevard.

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

B. Buffer fence – An opaque fence at least six feet in height above the highest point of ground elevation must be located on the property line between the two abutting land uses.

- 1. The fence must be installed prior to issuance of a building permit.
2. In situations where fill is placed on a development site, the required fence height shall be computed as follows:

Fence height = (six ft.) + (final grade of site requiring fill – grade of property to be buffered).

COMMENTS: Please show on landscape plan. **O.K. and approved.**

- C. 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).

COMMENTS: There are 11 trees required in this area and only 5 existing trees. Please show the 6 new trees on the landscape plan. **O.K. and approved.**

II. LANDSCAPE REQUIREMENTS REVIEW: The Zoning Ordinance establishes landscape requirements for commercial and multi-family developments.

- 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. 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 add more landscaping to fulfill this 10' area of requirement and show on the landscape plan. **The landscape plan shows 9 shrubs for 5 trees. There is a minimum of 10 shrubs per tree. This is a 10' wide area filled with landscaping. Please correct 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.

COMMENTS: Please add trees to the parking lot islands and show on the landscape plan. **There are still trees missing next to parking space 26, 44, and 54. Please add 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.

COMMENTS: Please apply for a variance, since there appears to be no room for landscaping between the building and parking. **Variance received on April 6, 2000 – O.K. and approved.**

III. PARKING AND ACCESS REVIEW:

- A. Demand Computation – The applicable demand computation for indicated use is calculated as follows:

Total Gross Floor Area: 3,960 sq. ft. (4,775 sq. ft.)

Required Parking Spaces: 25 (32 @ 150)

Handicap Parking Spaces Provided: 2

COMMENTS: There are 57 total parking spaces, which would accommodate the entire building as food service. For 57 parking spaces there are 3 handicap parking spaces required and only 2 designated. Please correct and show on the site plan. **O.K. and approved.**