



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

April 30, 2007

Mr. Danny Brown
VIA FACSIMILE: (985) 641-4155
12 Pages

**RE: Commercial Development Site Review
111 West Hall Avenue, Slidell, Louisiana**

Dear Mr. Brown:

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

✓ Planning will also need to review the elevations for this building. Please submit the front, rear, and side elevations on 11 X 17 paper.

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
Planner I

Enclosure

INDUSTRIAL 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: Northshore Marine

APPLICANT: Danny Brown

DEVELOPMENT

LOCATION: 111 West Hall Avenue

DATE: April 27, 2007

REVIEWER: Nancy Durham

ZONING DISTRICT: M-2 Light Industrial District

PROPOSED USE: Boat Sales

PREVIOUS USE

OF PROPERTY: Boat Sales

- I. ZONING CONFORMANCE DETERMINATION: The proposed use of the property is permitted within its zoning district.

COMMENTS: O.K. and approved.

- II. ENVIRONMENTAL STANDARDS: Required to meet environmental standards as stated in section 2.1901. It is the intent of these regulations to prevent land or structures, including those permitted by right or conditional use, from being used, or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosive, radioactive or other hazardous condition; noise, or vibration; smoke, dust, odor or other form of air pollution; electrical or other disturbance; or other substance, condition or elements in a manner or amount as to adversely effect the surrounding area.

COMMENTS: Redevelopment – N/A

- A. Noise: Sound level by receiving land use has a limit of 85 dBA.

COMMENTS: Redevelopment – N/A

- B. Vibration: Any industrial operation or activity which causes at any time and at any point along the nearest adjacent lot line earthborn vibrations in excess of the limits set forth in Chart I is prohibited. In addition, any industrial operation or activity which causes at any time and at any point along a residential district

boundary line earthborn vibrations in excess of the limits set forth in Chart II is prohibited. Vibration shall be expressed as displacement in inches or centimeters, and shall be measured with a system approved by the city engineer.

COMMENTS: Redevelopment – N/A

C. Smoke and Particulate Matter:

1. Smoke: The emission of more than ten (10) smoke units per hour per stack is prohibited, including smoke of a density in excess of Ringlemann No. 1. However, once during any six-hour period, each stack may emit up to twenty (20) smoke units, not to exceed Ringlemann No. 1 when blowing soot or cleaning fires. Only during fire-cleaning periods, however, shall smoke of Ringlemann No. 2 be permitted, and then for not more than four (4) minutes per period.

COMMENTS: Redevelopment – N/A

2. Matter: The rate of emission of particulate matter from all sources within the boundaries of any lot shall not exceed a net figure of one (1) pound (.45 kilograms) per acre (0.45 hectare) of lot area during any one (1) hour, after deducting from the gross hourly emission per acre (hectare) the correction factor set forth in the following table.

COMMENTS: Redevelopment – N/A

- D. Outdoor storage areas: All outdoor storage areas shall be entirely enclosed within a continuous fence or wall constructed of solid material that is nontransparent, opaque and cannot be seen through. Said enclosures must be in a uniform height of at least six (6) feet, and any gate in the enclosure shall also be constructed of nontransparent material of at least six (6) feet in height and be kept closed at all times except when ingress and egress is being made to or from the storage space. No materials, equipment, supplies or other form of tangible personal property shall at any time be placed, stored, or kept within the storage space so as to exceed the height of the fence or wall constituting the enclosure, or so as to be visible to persons and members of the public who may walk or travel in motor vehicles adjacent to the enclosure.

COMMENTS: Redevelopment – N/A

- III. SUBDIVISION CONFORMANCE: Construction across lot lines, except for single-family homes, the subdivision regulations require that no buildings be constructed across lot lines.

COMMENTS: O.K. and approved.

IV. CHANGE OF USE DETERMINATION: When the use of a parcel of property or structure changes, that parcel or structure must comply with all applicable standards established by the Zoning Ordinance.

COMMENTS: N/A

V. NON-CONFORMING USE DETERMINATION: Structures or uses lawfully permitted by previous Zoning Ordinances, but prohibited by the current ordinance, may not be enlarged or expanded unless the expansion conforms to the provisions of the current ordinance.

COMMENTS: Please see highlighted sections in this checklist.

VI. HEIGHT REGULATIONS: No limit except when a building abuts on a residential district in which case it shall not exceed the maximum height permitted in the residential district unless it is set back from all yard lines (abutting residential areas) by one foot for each foot of additional height in excess of the height so permitted.

COMMENTS: N/A

VII. BUILDING SETBACKS: A twenty-five (25) foot building setback shall be maintained from the property lines that abut public waterway and street rights-of-way.

COMMENTS: West Hall Avenue = 60' 8 1/4"; Bayou Lane = 57' 8 1/4" – O.K. and approved.

VIII. BUFFER ZONE REVIEW:

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

	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: N/A

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:

$$\text{Fence height} = (\text{six ft.}) + (\text{final grade of site requiring fill} - \text{grade of property to be buffered}).$$

COMMENTS: N/A

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). The buffer zone shall be landscaped with a dense shrub such as Pyracantha. The trees shall be of nursery stock and at least two and one-half (2 1/2) inches in caliper and eight (8) feet in height at planting and shall be of a variety listed in section 2.2516 of the zoning ordinance. All shrubs shall be of nursery stock and be ball and burlap size or of no less than a five-gallon container size at planting.

COMMENTS: N/A

IV. LAND CLEARING REVIEW: In order to preserve existing trees on development sites, the Zoning Ordinance requires that a land clearing permit be approved prior to receiving a building permit. **Parking areas and building sites should be located to preserve such trees.** Canopies of protected trees that overhang the property lines of the lot to be developed must be brought to our attention. The City will give consideration to the following site conditions in its review of land clearing permit applications.

COMMENTS: Demolished existing development due to Katrina and rebuilding on same foundation – Land already cleared. O.K. and approved.

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

A. Perimeter Planting Area – A fifteen (15) foot wide planting area shall be maintained along all property lines that abut public rights-of-way. The planting area shall be landscaped with one tree for every (20-25) lineal feet of lot line abutting the street and with a compliment of no less than 10 shrubs per tree to fill the 15'.



COMMENTS: **There is only 4' from the property line on Bayou Lane into the property that shows landscaping. This area is required to add improvements and replace all the deep landscaping and straighten trees that are leaning from the Hurricane. There is no landscaping from the property line into the property along**

✓ **West Hall Avenue. Please add this 15' landscape requirement along West Hall Avenue 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 square feet and the tree trunks should be placed at a minimum of five (5) feet from all curbs or wheel guards. Trees must be distributed uniformly so as to provide a canopy effect.

✓ **COMMENTS: There are no parking lot islands. Please add this requirement 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: There is no landscaping between the building and parking. Please add this requirement and show on the landscape plan.**

1-300 sq ft

XI. PARKING AND ACCESS REVIEW:

A. Demand Computation – The applicable demand computation for indicated use is calculated as follows: Commercial, manufacturing and industrial establishments not catering to retail trade - 1 space for each 5 employees on the largest work shift plus 1 space for each company vehicle operating from the premises.

Total Gross Floor Area: 17,397 sq. ft.
Number Employees on Largest Shift:
Required Parking Spaces:
Handicap Parking Spaces Provided: 1

✓ **COMMENTS: Please submit the square footage of the showroom and the number of employees.**

B. Every industrial building or use having a gross floor area in excess of 7,500 square feet of space and requiring the receipt of distribution by vehicle of material and merchandise shall have at least one permanently maintained off-street loading space 10' X 45' for each 7,500 square feet of gross floor area or fraction thereof and so located as not to hinder the free movement of pedestrian and vehicles over sidewalks, streets, and alleys.

COMMENTS: Existing – O.K. and approved.

C. Industrial operations with a gross floor area of less than 7,500 square feet shall provide sufficient off-street loading space so as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street, or alley.

(6) + 1 serv. offices + 2 empl. parking requirements 1-300 sq ft. 1-5 empl.

Site plan 5

6416-4389 Nancy

COMMENTS: N/A

D. Access Analysis:

1. Off-site improvements: 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.

NOTE: You must use one of the following qualified traffic study firms for a letter or a study: Urban Systems (N.O.), Birk-Kleinpeter (N.O.), Neel Schaffer (B.R.), Evans-Graves Engineering (Met.), Sain Associates, Inc. (Birm., AL), Krebs, LaSalle, LeMiex Consultants, Inc. (Met.), or Kelly J. McHugh & Associates, Inc. (Mandeville).

COMMENTS: Hurricane Katrina repair – same business being rebuilt smaller on foot pad – 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: Existing – O.K. and approved.

- b. Unless dictated by the size or configuration of a site, the centerline of access driveways should not be located closer than seventy-five (75) feet from the centerline of access driveways on or off of the site, or, in the case of a corner parcel, closer than seventy-five (75) feet to an adjacent right-of-way line.

COMMENTS: Existing – O.K. and approved.

- c. Corner parcels which front a thoroughfare on one side and a residential street on the other side should not locate access points on the residential street.

COMMENTS Existing – O.K. and approved.

- d. 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.

COMMENTS: Existing – O.K. and approved.

- e. Access driveways should be aligned with median cuts or, in cases where streets dead-end at a development site, with the street.

COMMENTS: Existing – O.K. and approved.

- 3. Number of access points – The site plan should include the minimal number of access points necessary to safely and efficiently service the site.

COMMENTS: Existing – O.K. and approved.

- 4. Design of access driveways:
 - a. Driveway width-commercial driveways should have a minimum width of twenty-four (24) feet.

COMMENTS: Existing – O.K. and approved.

- b. Turning radius – Commercial driveways require a minimum turning radius of at least fifteen (15) feet.

COMMENTS: Follow DOTD regulations.

- c. Access curb – Depressed or ramp type entrances are required on all commercial driveways. Typical 1 inch raised lip per LA D.O.T.D. permit requirements.

COMMENTS: Get DOTD permit if required.

- d. Consistency with state requirements – All entrances, turning lanes and other improvements located on state highways require approval of the Louisiana Department of Transportation and Development. The state’s standards may be more stringent than the City’s standards. Consequently, it is very important that related state permits be applied for as soon as possible after City approval. Failure to receive state approval for such improvements may delay occupancy of the development.

COMMENTS: Get DOTD permit if required.

- 5. Internal traffic lanes:
 - a. Travel lane width -- Travel lanes servicing 30, 45, 60 and 90 degree adjacent parking should provide travel lane widths as follows:

30 DEGREE PARKING – 11-13 FEET
 45 DEGREE PARKING – 13-15 FEET
 60 DEGREE PARKING – 18-20 FEET
 90 DEGREE PARKING – 24-26 FEET

COMMENTS: O.K. and approved.

- b. Dead end travel lanes – Dead end travel lanes should only be provided when servicing 90 degree adjacent parking. In such circumstances, an area at least 10 feet deep by 24 feet wide backing provided at the end of the lane to accommodate turning movements.

COMMENTS: N/A

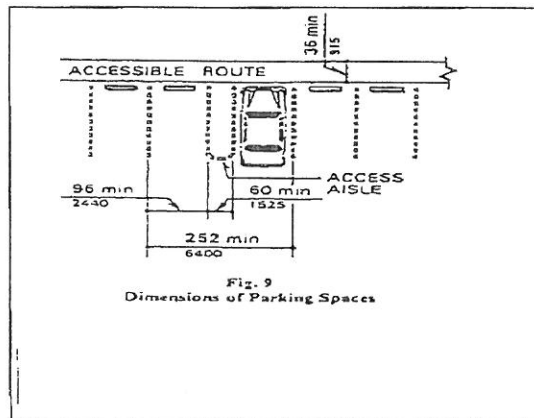
- c. General design considerations – Travel lanes should be located to maximize efficient traffic flow and minimize difficult turning maneuvers. Critical access lanes may require an expanded turning radius to accommodate fire protection vehicles.

COMMENTS: Existing – O.K. and approved.

- d. Parking lots shall not be designed to require vehicles to back out onto public rights-of-way or major thoroughfares to exit the site.

COMMENTS: O.K. and approved.

- 6. Parking stall size – One automobile parking space shall be an area not less than nine (9) feet by twenty (20) feet. This stall size must be appropriately adjusted for other angular configurations. Provided that a lot is double striped to accommodate targeted parking, an 8.5' stall is allowed for C-6 Zoning Districts. Handicap parking spaces shall be a minimum of 13' X 20' for cars and 17' X 20' for vans. A vertical sign as per ADA requirements shall mark each handicap space. Additionally, if more than one handicap space is required, and then two spaces may share a center 5' access aisle. See Diagram below as per ANSI standards.



COMMENTS: **Parking spaces are required to be 9' X 20'.**

- 7. Parking area surface – Parking areas should be surfaced with at least four (4) inches of concrete, four (4) inches of bituminous asphalt paving, or a

pervious material such as grass crete. Shell, gravel, or limestone is not an acceptable surface material

COMMENTS: Existing Concrete & Asphalt – O.K. and approved. **Gravel/Limestone is not allowed. Please correct and show all parking and driveway surfaces on site plan.**

XII. PEDESTRIAN ACCESS: Sidewalks shall be provided within the public right-of-way adjacent to new residential and commercial development as follows:

<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	5 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: N/A

XIII. REQUIRED YARD AREA SETBACKS: In addition to the setbacks previously identified, the Zoning Ordinance requires other applicable setbacks.

- A. Industrial Development – Whenever an industrial development abuts the rear of a residential development, the rear yard setback for the residential zoning district applies as the rear yard setback for the industrial property.

COMMENTS: N/A

- B. Accessory Uses – The Zoning Ordinance regulates the location of accessory buildings and uses.

COMMENTS: N/A

XIV. LOCATION OF DUMPSTERS:

- A. 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.

COMMENTS: O.K. and approved.

B. Section 23-16 of the City of Slidell Solid Waste Ordinance states that the location of the construction dumpsters shall not be located within 10 feet of an adjacent dwelling, blocks the sidewalk, or placed on any public street or public alley.

COMMENTS: O. K. and approved.

XV. LOCATION OF LITTER RECEPTACLES: The state’s litter law requires every property with fifteen or more parking spaces be responsible for the procurement, placement, and maintenance of litter receptacles. The law also requires a litter receptacle at any parking lot consisting of thirty or more parking spaces operated for public use. The receptacles shall be located on the site plan and should be incorporated into the design for ease of access.

✓✓ COMMENTS: **Please show the location of the litter receptacles on the landscape plan.**

XVI. LOCATION OF FIRE HYDRANTS: Location of fire hydrants shall be indicated on the site plan. Water mains shall be designed of sufficient size to provide at least one (1) fire hydrant to within three hundred (300) feet of all points of a structure per “hose lay”, within a commercial and industrial area. (Subdivision Regulations: Sec. 4.702 (2))

COMMENTS: The Planning Department no longer reviews the location of fire hydrants. Please check with the Engineering Department for approval.

XVII. 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 Permit 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.

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

✓✓ COMMENTS: **Please submit sign package for review and approval.**

XVIII. EXTERIOR LIGHTING: Section 2.19(J) in the Zoning Ordinance regulates glare. No use in any district shall be operated so as to produce direct sky-reflected glare, or direct illumination, across the adjacent property line from a visible source of illumination of such intensity as to create a nuisance, or traffic hazard, or detract from the use or employment of adjacent property. Residential lighting fixtures shall be directed or shaded to prohibit the intensity of light to exceed one-half foot-candle as measured at any adjacent residential property line. Commercial lighting fixtures shall be directed and shaded to prohibit the intensity of light to exceed one (1) foot-candle as measured at any adjacent property line.



COMMENTS: Please submit exterior lighting details that show number of foot-candles measured at property lines, and/or submit a letter stating that Section 2.19(J) of the City of Slidell Zoning Ordinance will not be violated.