

REMANDED - GIAC SON BUDDHIST TEMPLE

Detailed Site Plan

AC-22009

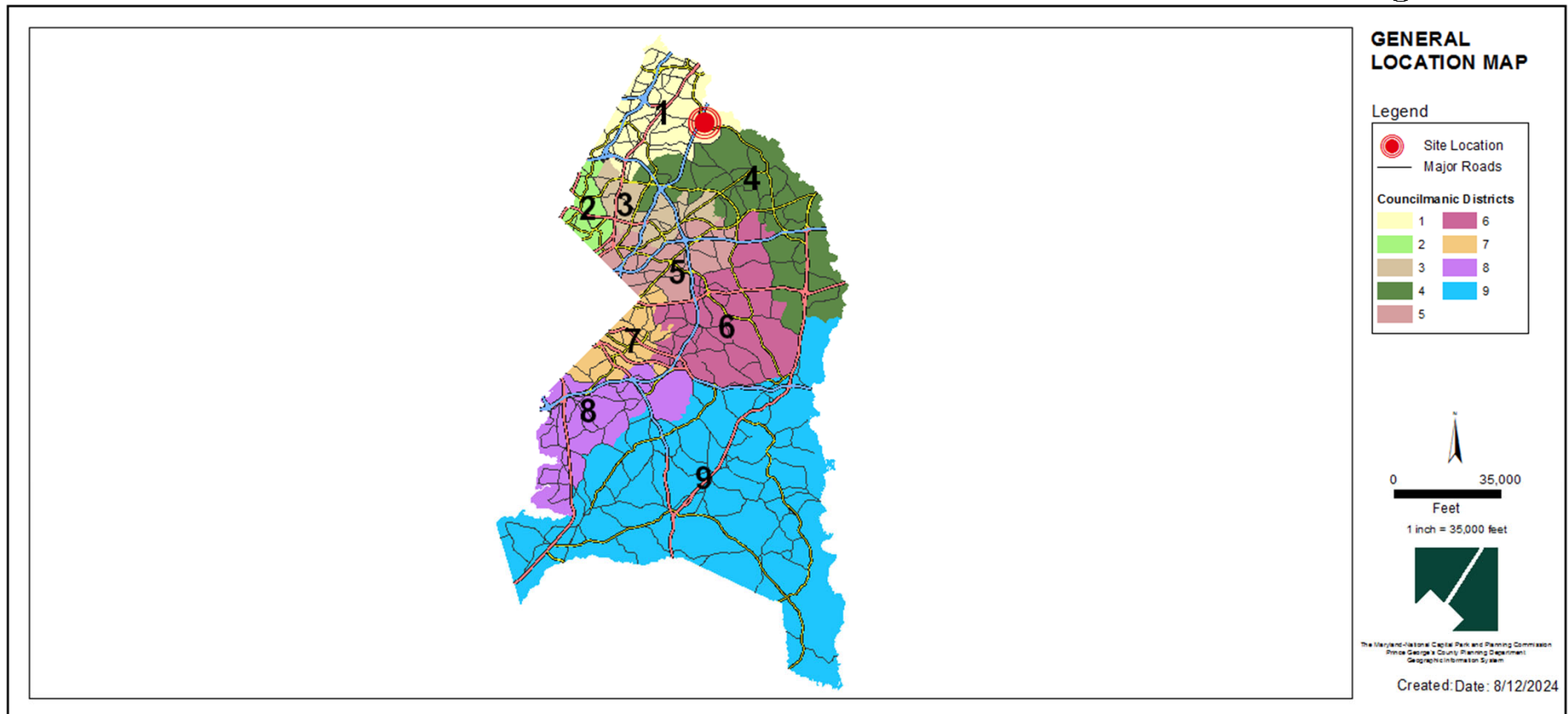
Staff Recommendation: No Action on Remand



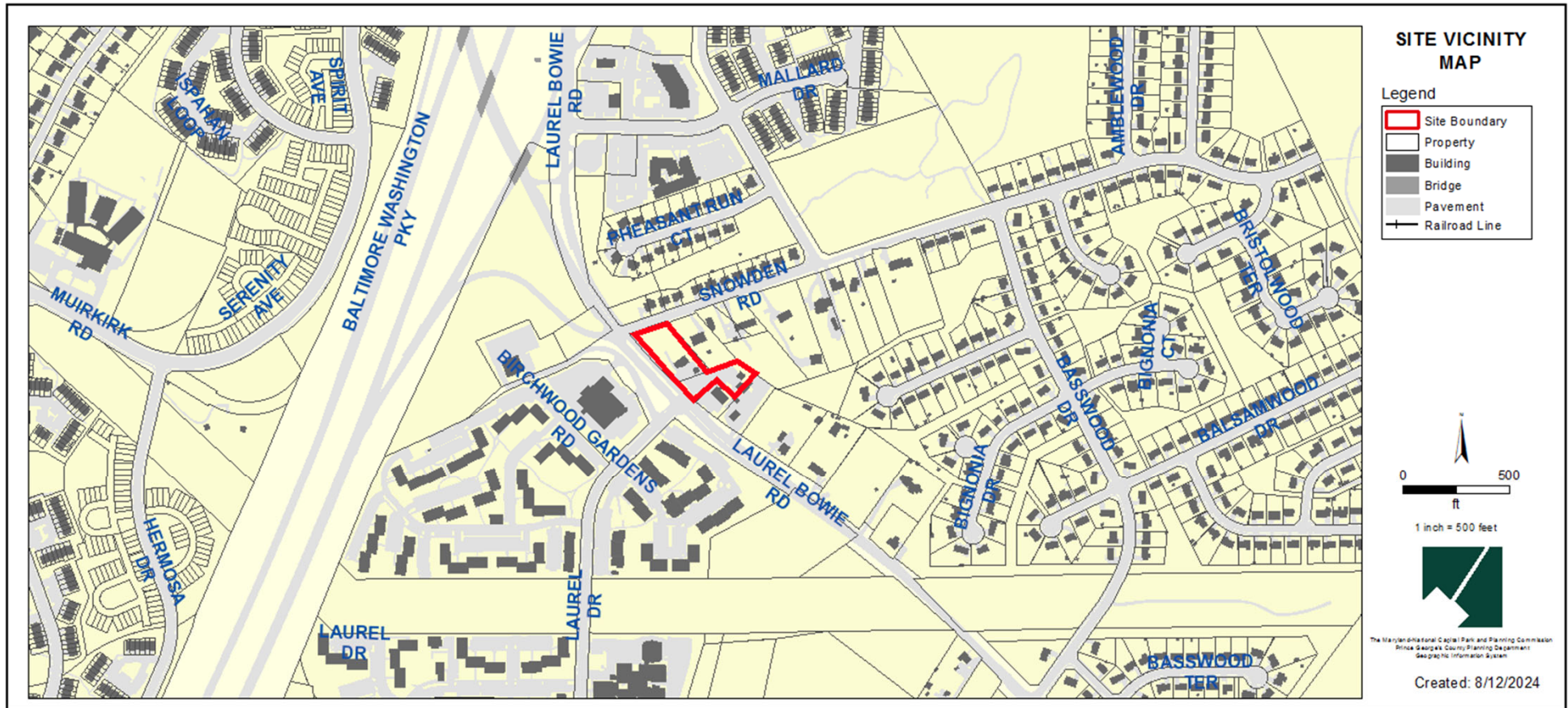
GENERAL LOCATION MAP

Council District: 01

Planning Area: 62



SITE VICINITY MAP

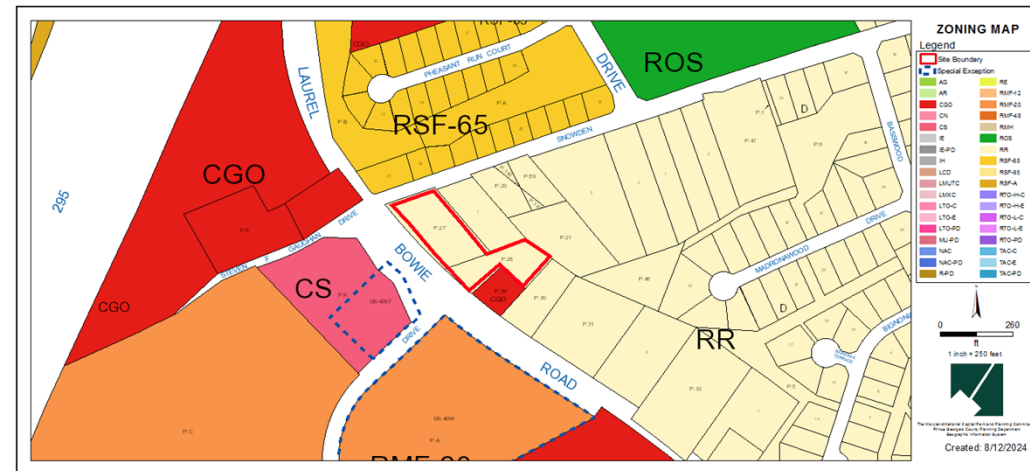
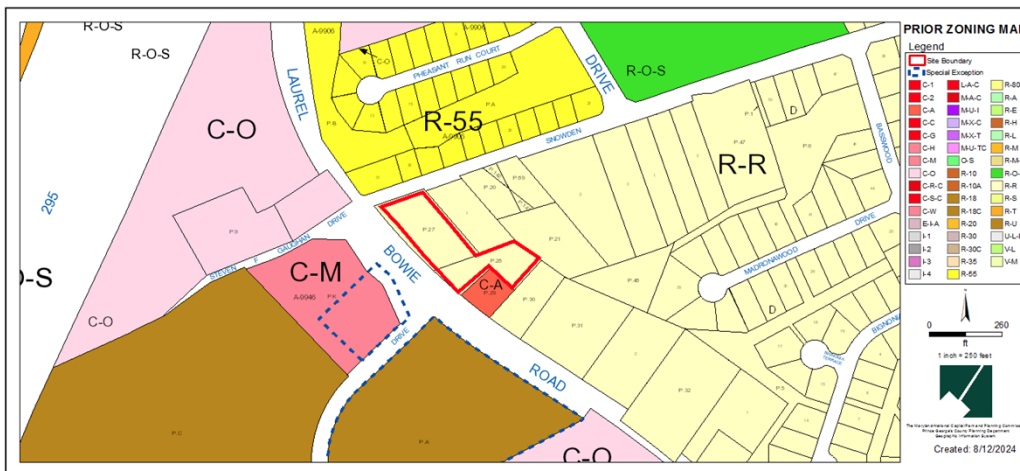


ZONING MAP (PRIOR AND CURRENT)

Property Zone: RR (Prior R-R)

Prior Zoning: R-R

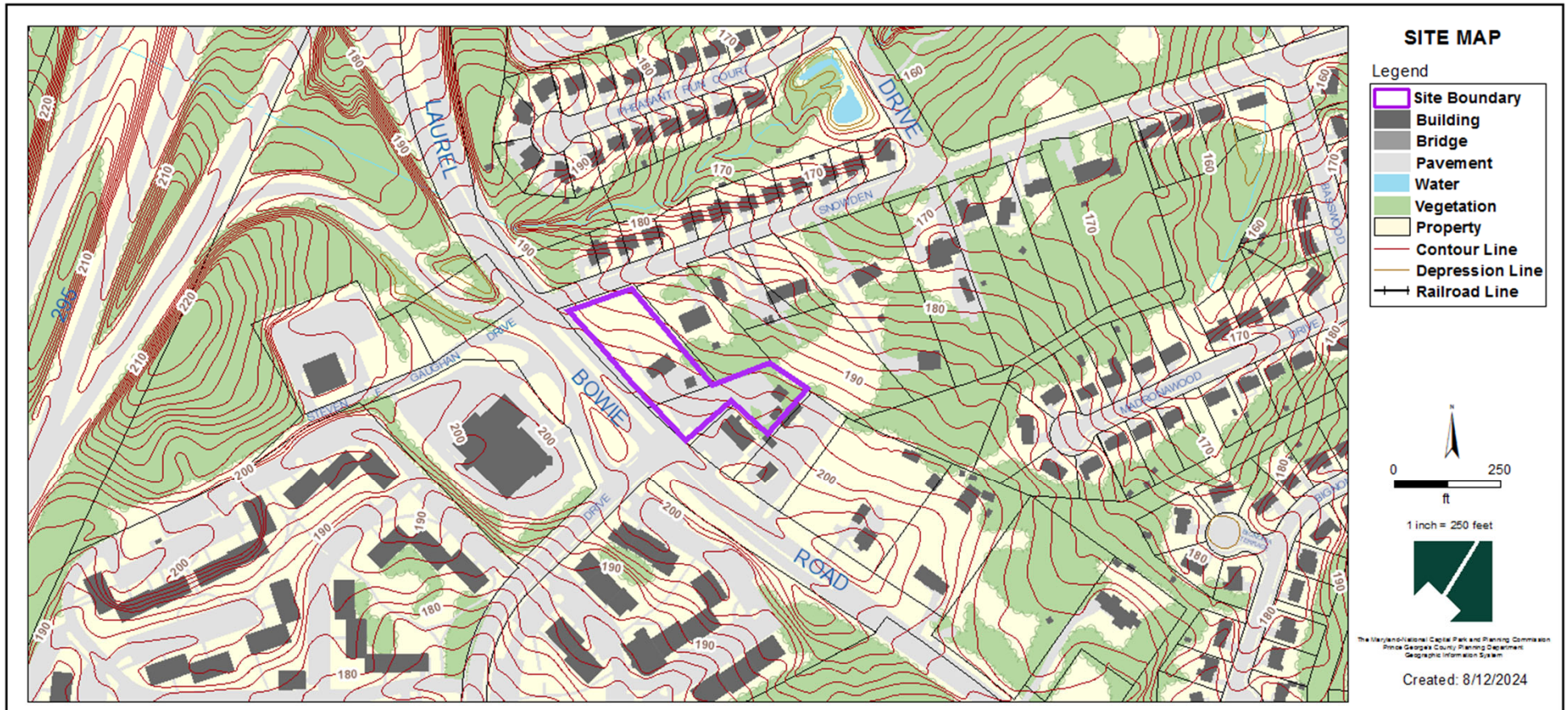
Current Zoning: RR



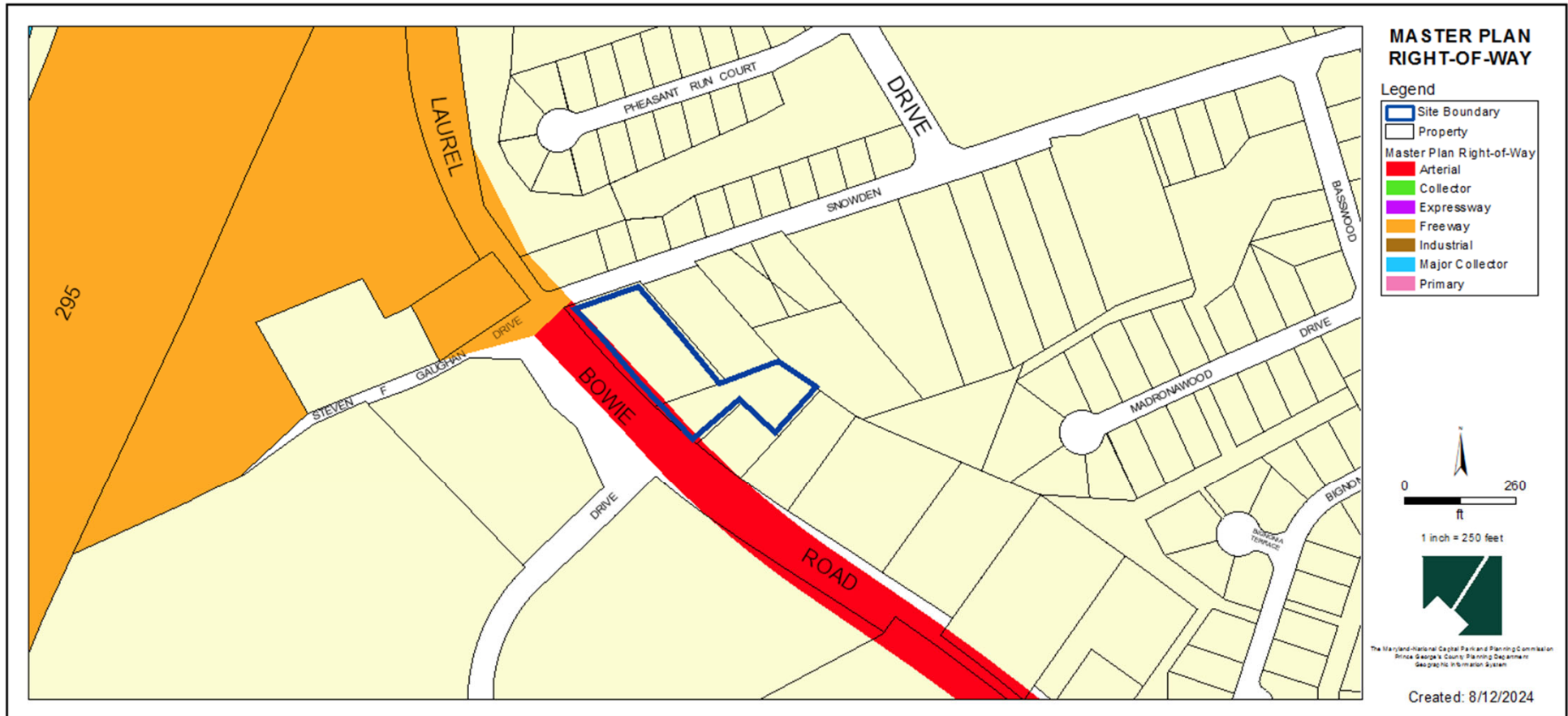
AERIAL MAP



SITE MAP



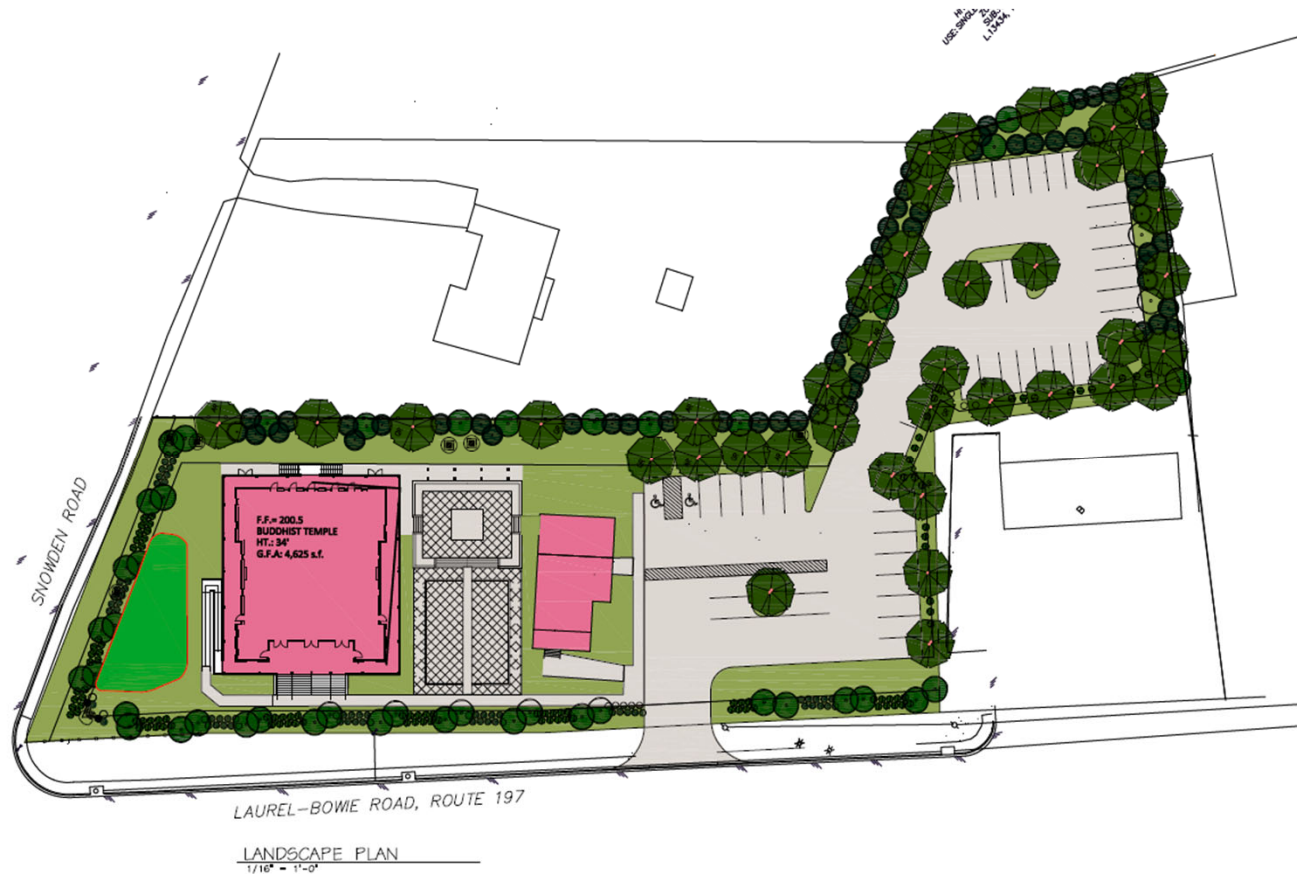
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



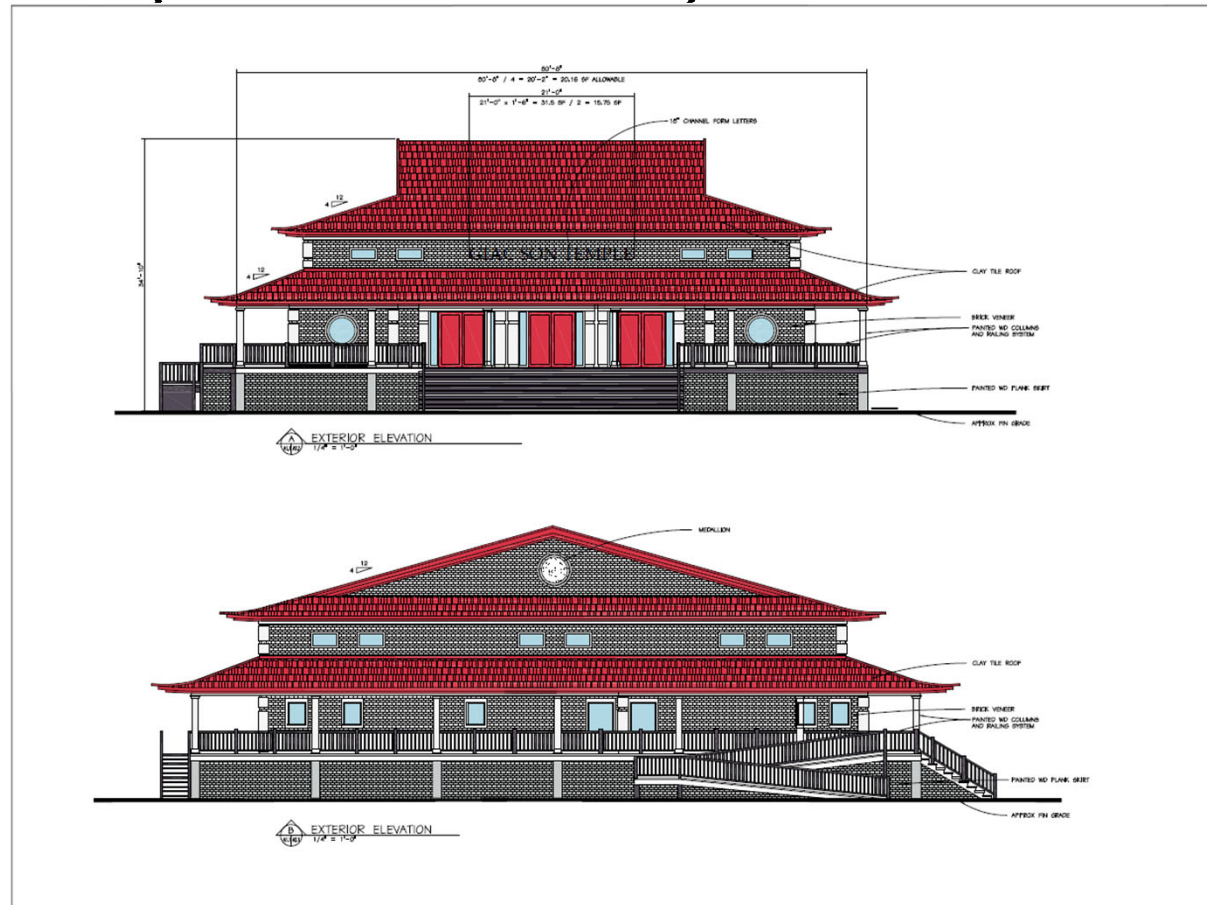
SITE RENDERING



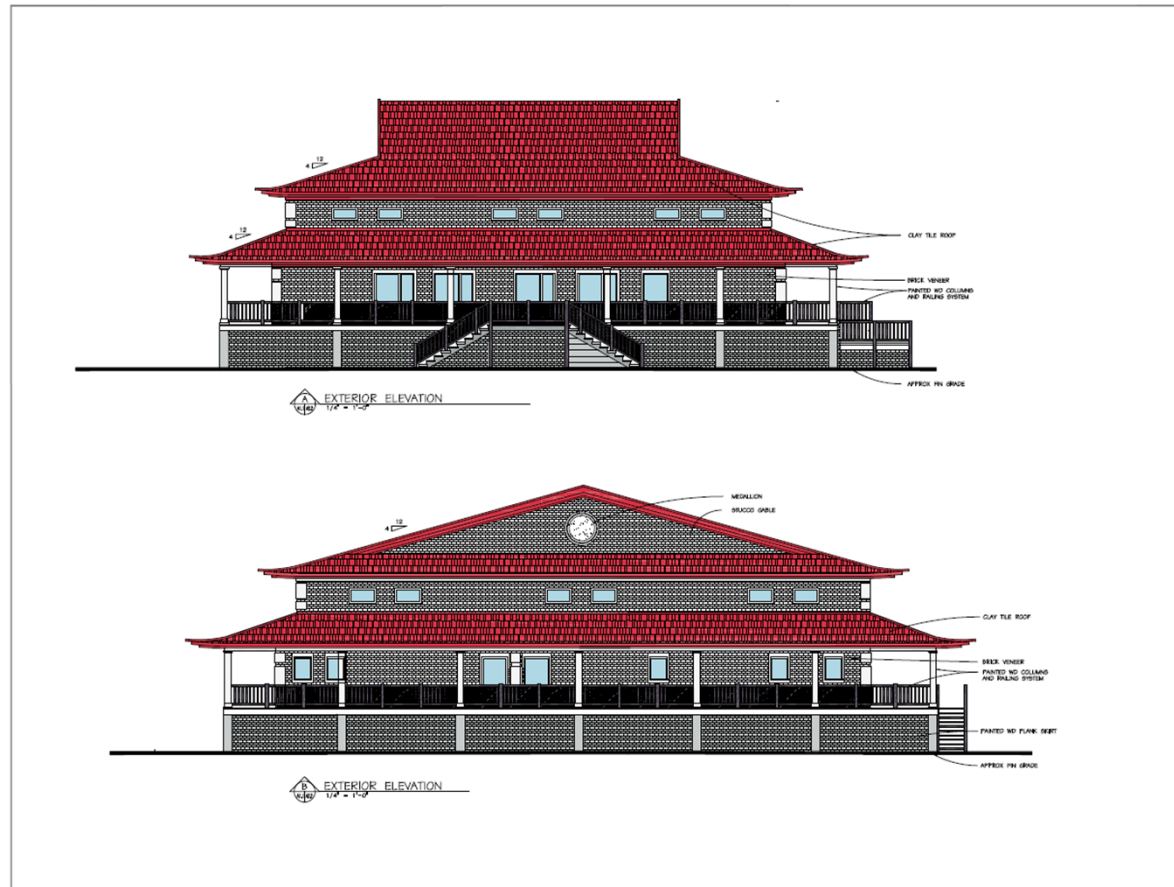
TYPE II TREE CONSERVATION PLAN



ELEVATIONS (FRONT & SIDE)



ELEVATIONS (REAR & SIDE)



REMAND POINTS

1. File and obtain Preliminary Plan of Subdivision approval in accordance with the Old Subdivision Regulations. PGCC § 27-270. Among other things, PPS filing, and review should resolve all discrepancies concerning property boundaries, including northeast property boundary and southeastern boundaries. For instance, the record indicates that the church next door has parking on the Applicant's property, which is evidence of more impervious surface. Also, Parcel 30 has part of a building and paved area on the Applicant's property. This evidence should be evaluated at PPS to determine the exact percentage of lot coverage for the proposed development and activity.
2. File and obtain approval of a revised or amended Detailed Site Plan in accordance with the Old ZO. Among other things, the revised or amended Detailed Site Plan shall comply with all submittal requirements under PGCC § 27-282 of the Old ZO, including any parking plan or any written agreement to effectuate overflow parking for large or special events as part of the proposed development and activity. The revised or amended Detailed Site Plan shall also be accompanied with a detailed floor plan for the proposed development and activity, including whether the floor plan is anticipated to be used, in part, as a commercial kitchen. The revised or amended Detailed Site Plan shall further depict a sprinkler system on the building of the proposed place of worship.
3. File and obtain approval of a revised or amended Detailed Site Plan which shall contain a condition that the Applicant will not utilize any outdoor amplified sound for its activities.
4. File and obtain approval of a Stormwater Management Concept Plan from DPIE, which shall also include approval from State Highway Administration. The revised or amended Detailed Site Plan shall not place or locate any stormwater facility on or within the boundary lines of adjoining property located at 9807 Snowden Road.

STAFF RECOMMENDATION ON REMAND

No Action on Remand

Applicant Required Mailings:

- Informational Mailing: 03/17/2022
- Acceptance Mailing: 01/17/2023