MCDONALD'S AGER ROAD - REMANDED

Detailed Site Plan

Case: DSP-22001 Remanded

Staff Recommendation: APPROVAL with Conditions

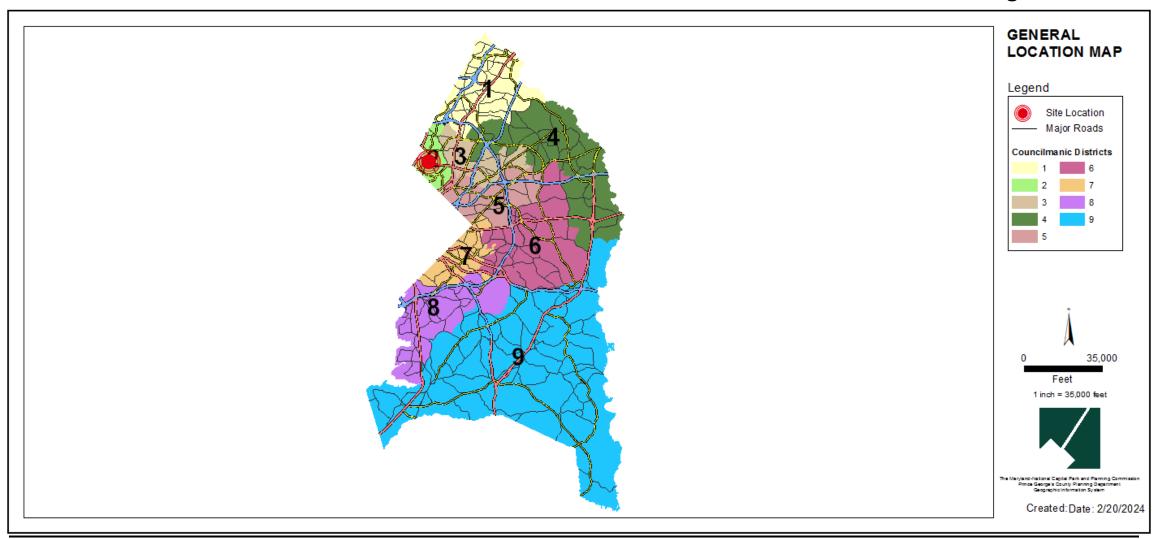


GENERAL LOCATION MAP

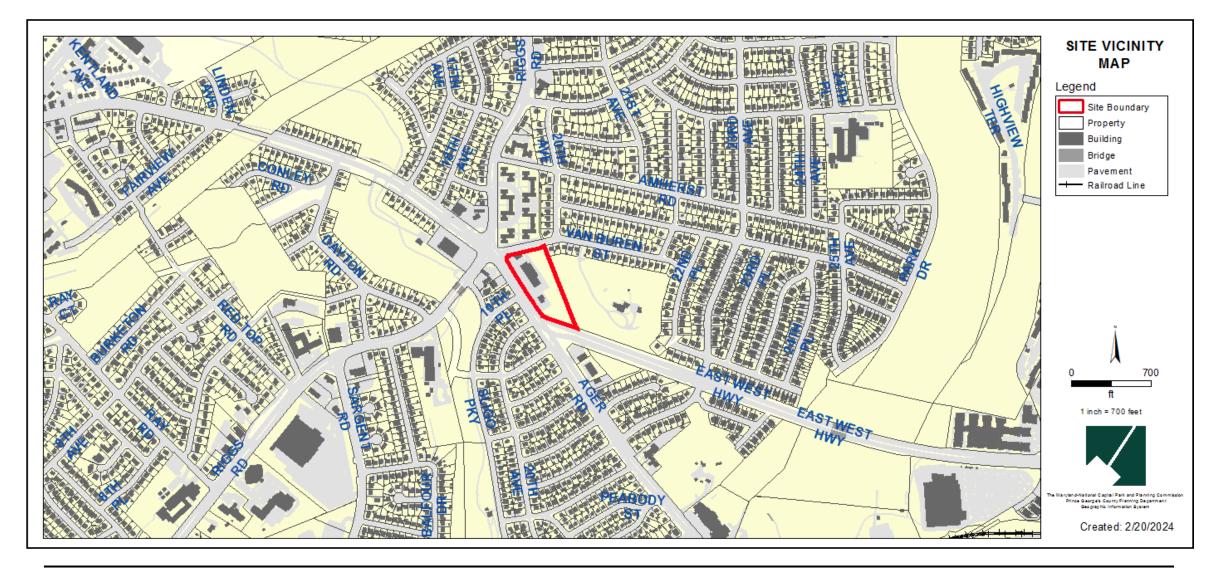
Council District: 02

Case: DSP-22001 Remanded

Planning Area: 065



SITE VICINITY MAP



ZONING MAP (PRIOR AND CURRENT)

Prior Zoning: C-S-C



Current Zoning: CGO

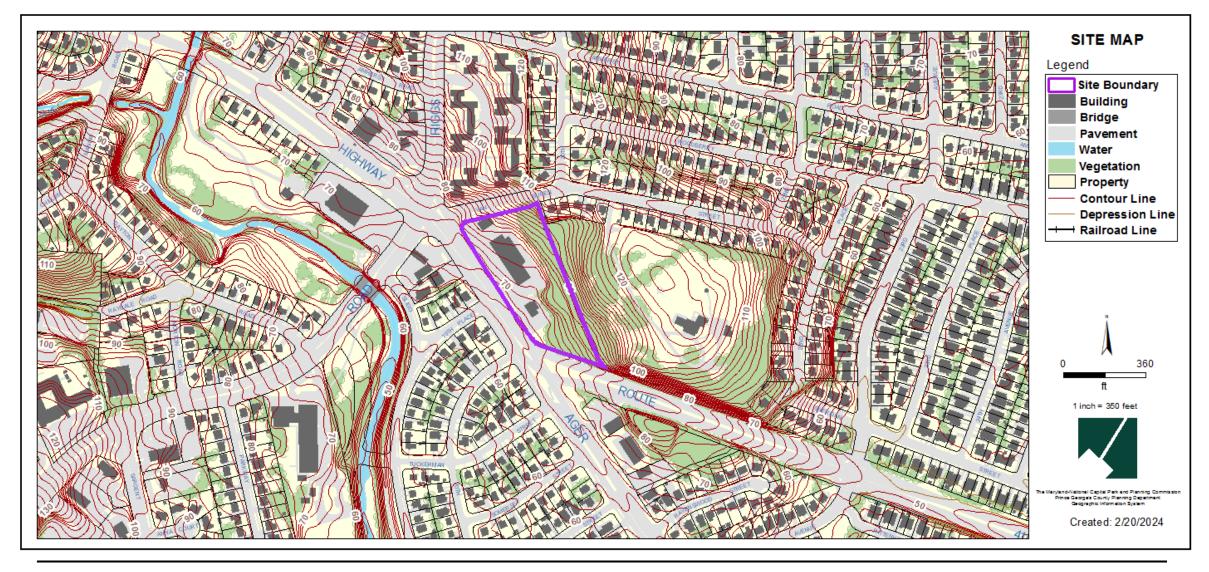


OVERLAY MAP (PRIOR AND CURRENT)

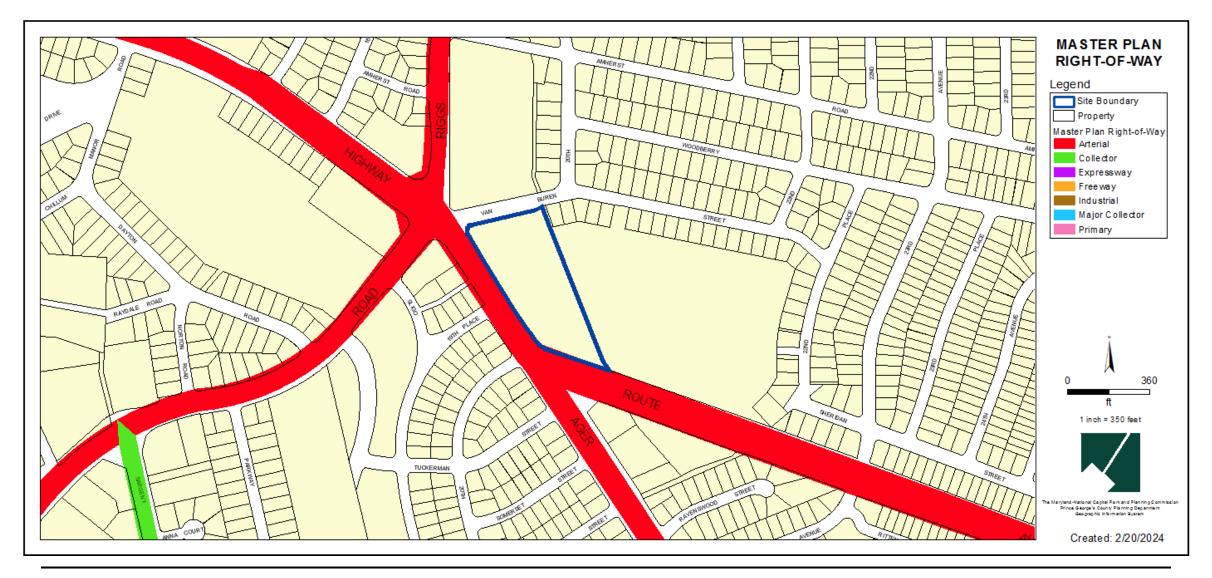




SITE MAP



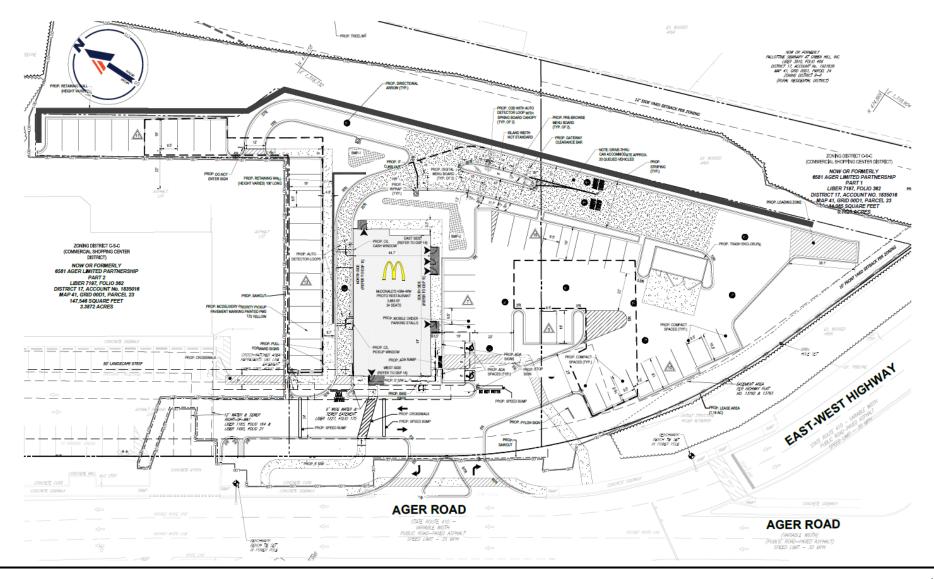
MASTER PLAN RIGHT-OF-WAY MAP



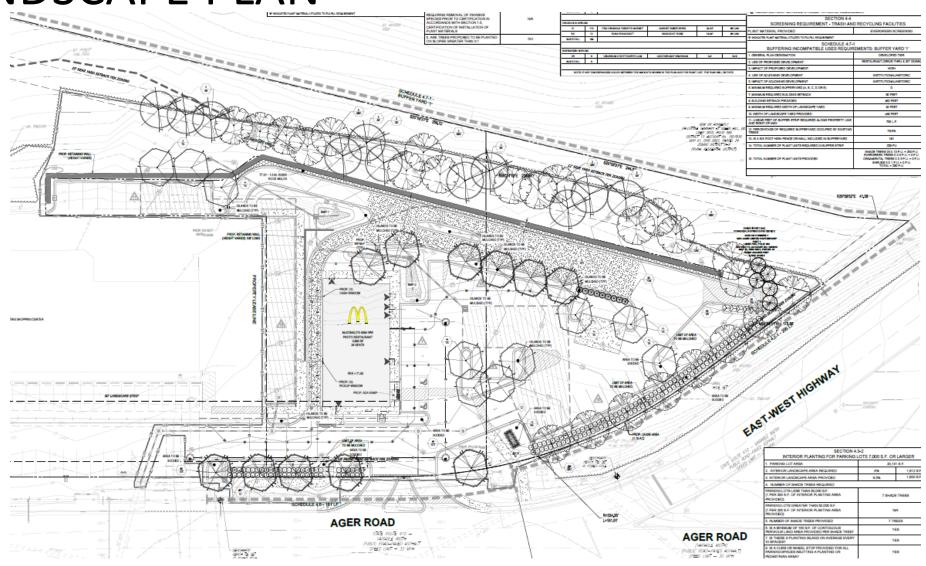
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



LANDSCAPE PLAN



ELEVATIONS





ELEVATIONS



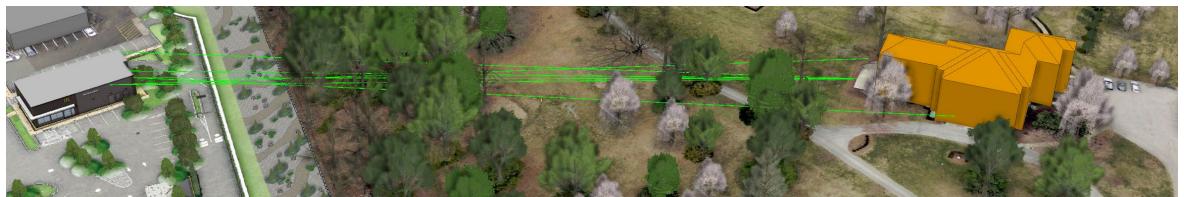




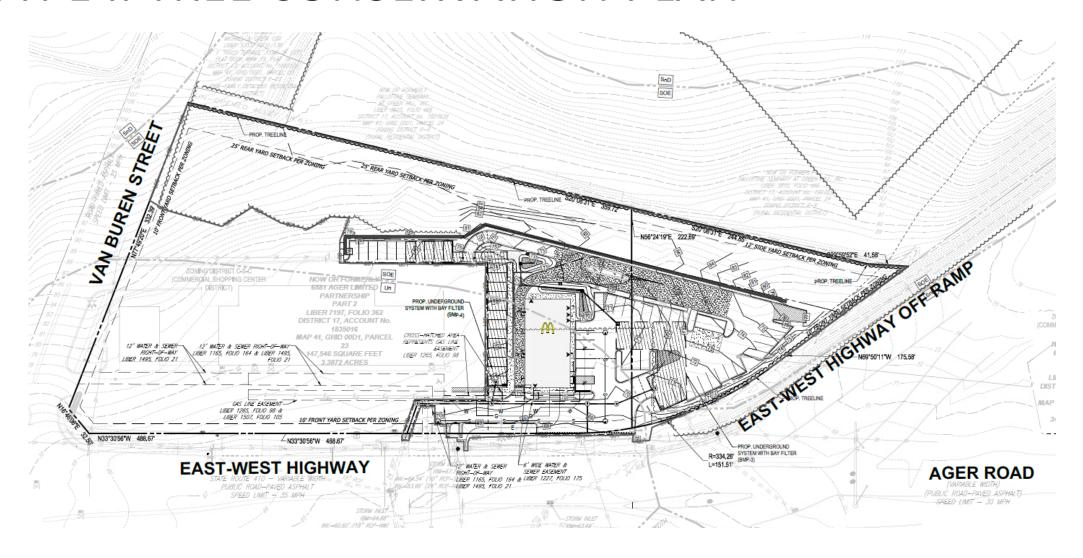
3D VISIBILITY ANALYSIS FROM HISTORIC SITE

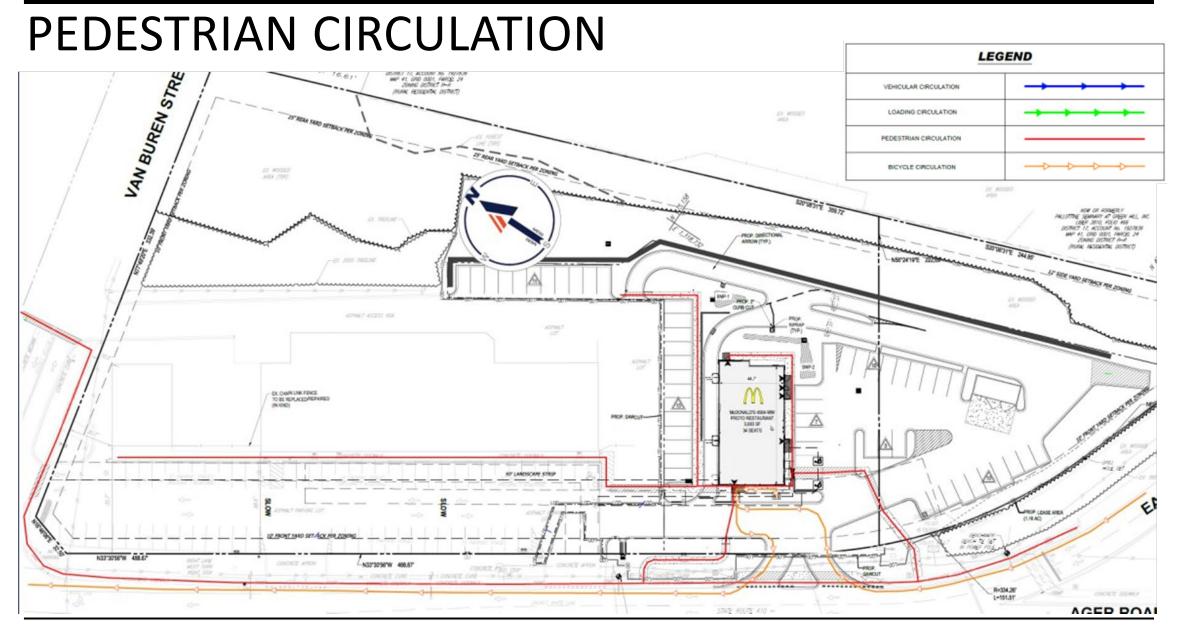




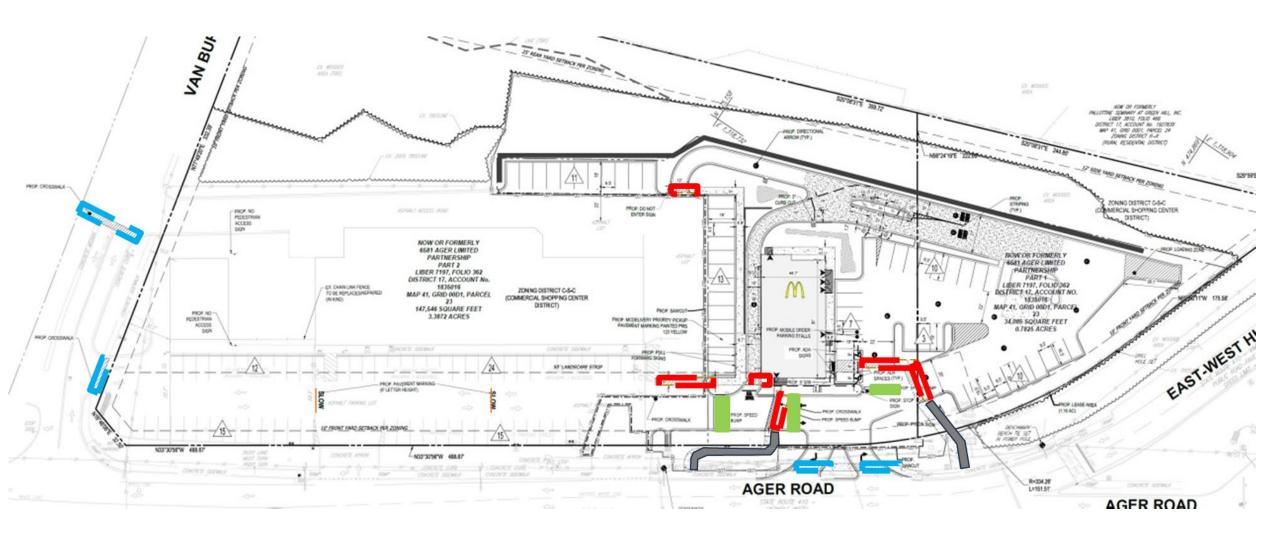


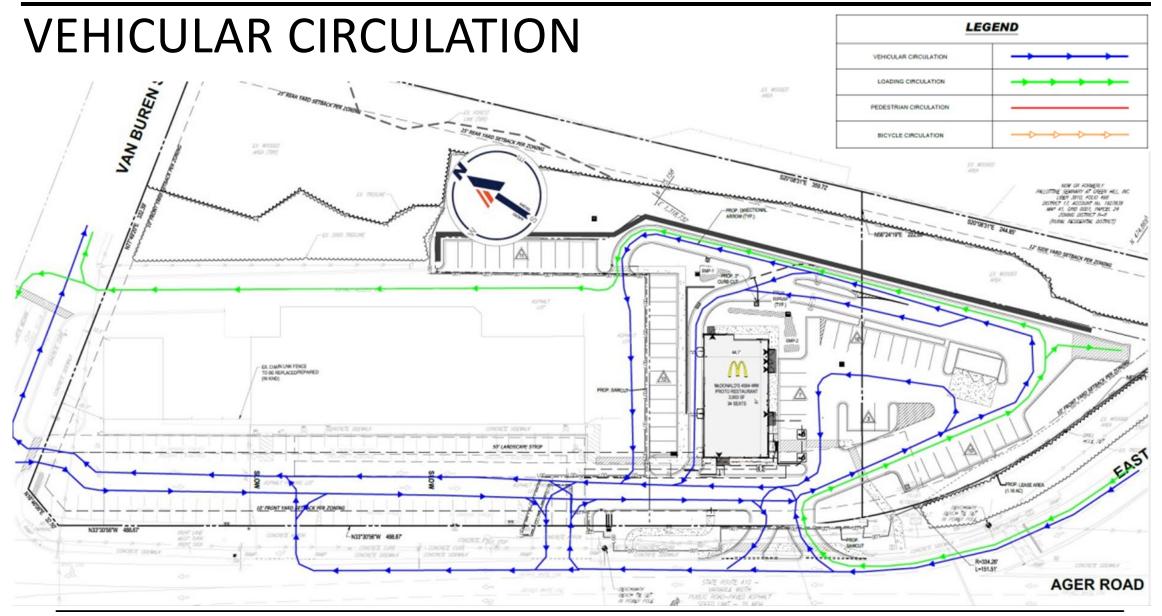
TYPE II TREE CONSERVATION PLAN



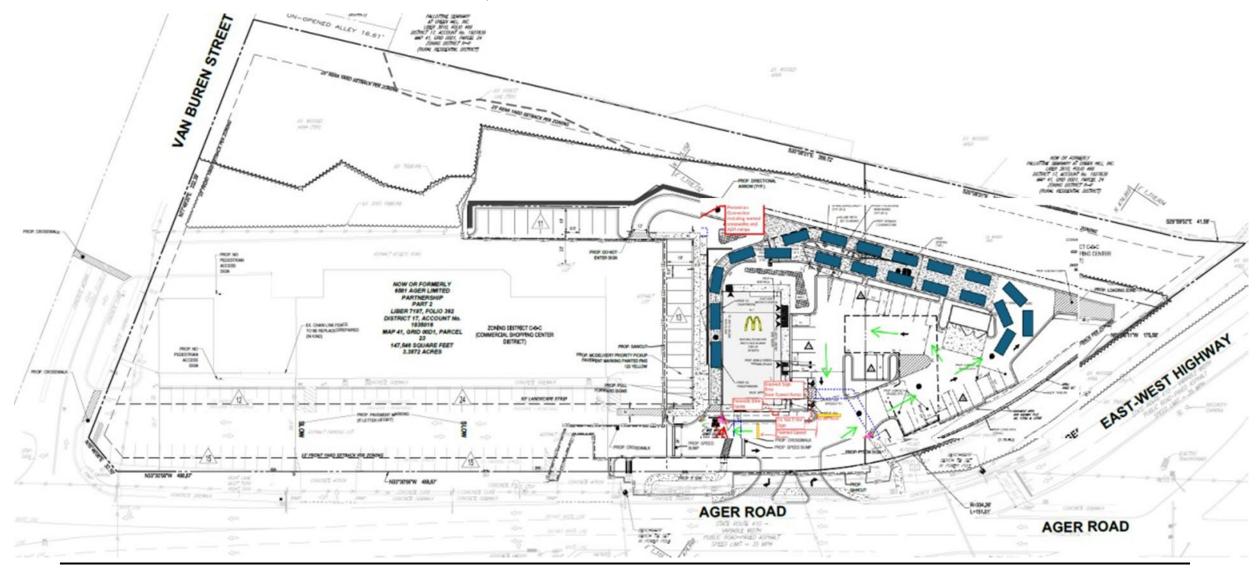


PEDESTRIAN CIRCULATION

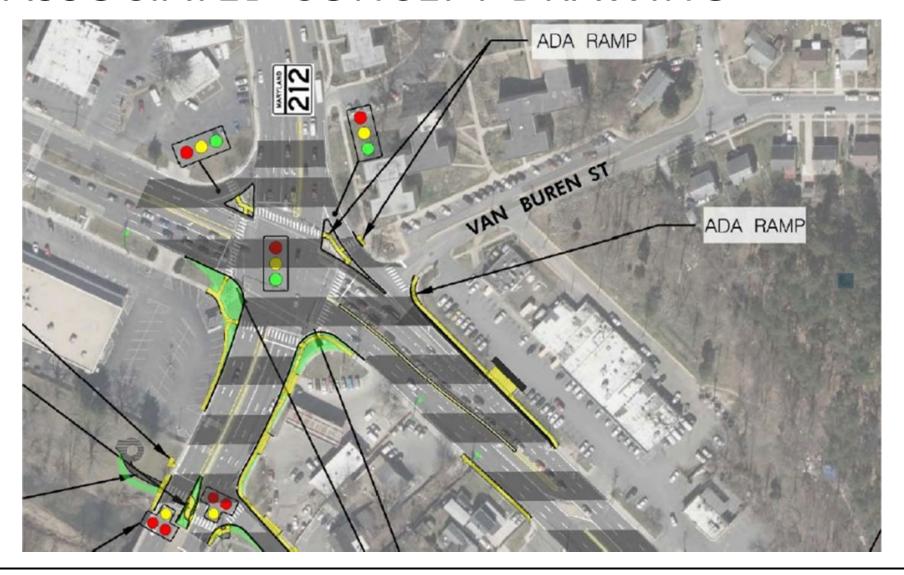




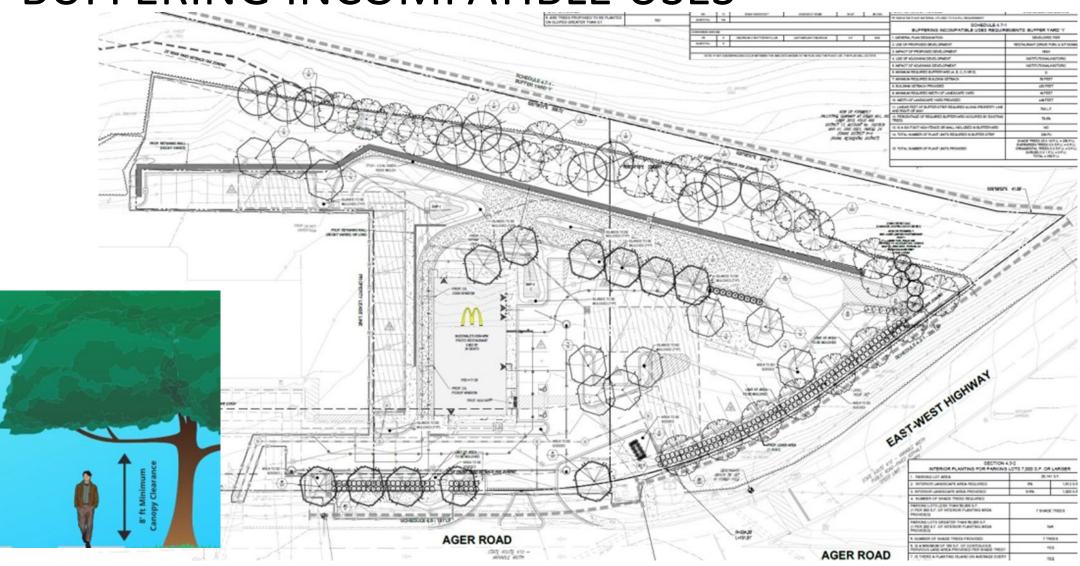
DRIVE-THROUGH QUEUING ANALYSIS



SHA- ASSOCIATED CONCEPT DRAWING



BUFFERING INCOMPATIBLE USES



REMAND POINTS

- 1. Stacking of Vehicles and Space for Queuing of Proposed Site Plan for an Eating and Drinking Establishment with Double Drive Through Lanes
- 2. Traffic Circulation and Pedestrian Safety of Proposed Site Plan for an Eating and Drinking Establishment with Double Drive Through Lanes
- 3. Right-In-Right-Out-Site Access of Proposed Site Plan for an Eating and Drinking Establishment with Double Drive Through Lanes
- 4. Health Impact Assessment Review for Proposed Site Plan for an Eating and Drinking Establishment with Double Drive Through Lanes
- 5. Supplementation of Record with All Technical Staff Reports and Traffic Studies for Proposed Site Plan for an Eating and Drinking Establishment with Double Drive Through Lanes
- 6. Supplementation of the Record with Legal Owner of the Subject Property
- 7. Grave Sites or Artifacts of Slavery
- 8. Hearing Notification

Case: DSP-22001 Remanded

STAFF RECOMMENDATION ON REMAND

APPROVAL with conditions (No change on Remand)

Mailings:

- Informational Mailing: 01/21/2022
- Acceptance Mailing: 01/16/2024
- Notice of Public Hearing: 5/13/2025