

MCDONALD'S AGER ROAD - REMANDED

Detailed Site Plan

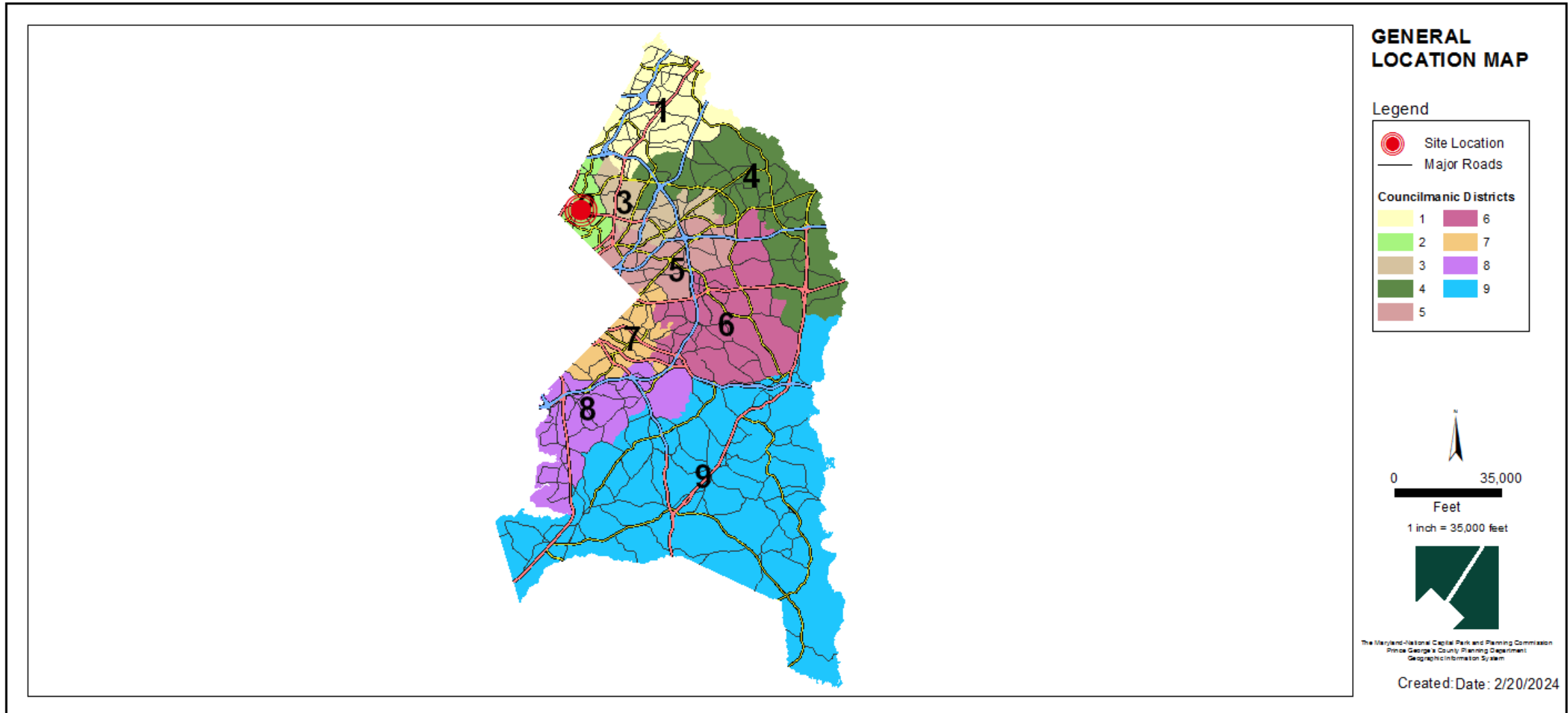
Staff Recommendation: APPROVAL with Conditions



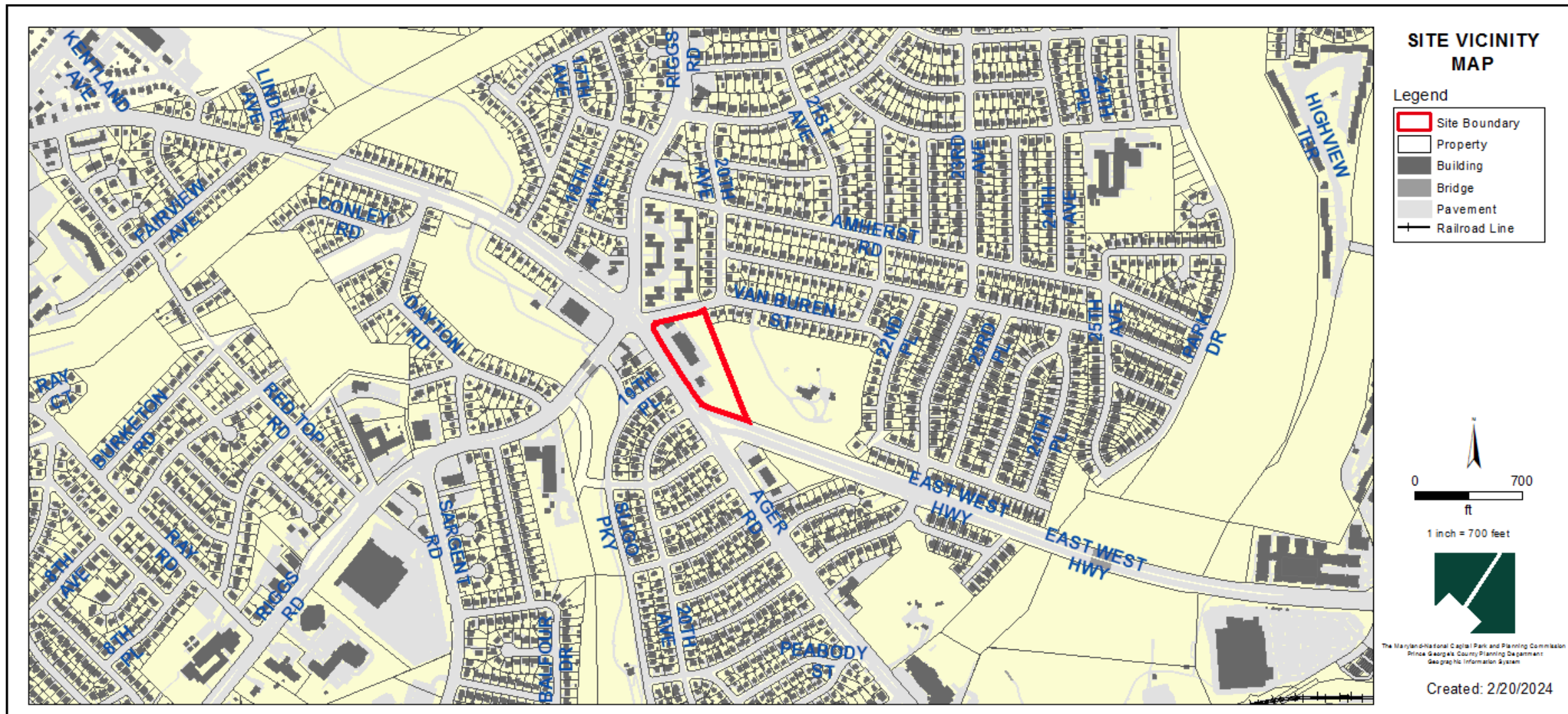
GENERAL LOCATION MAP

Council District: 02

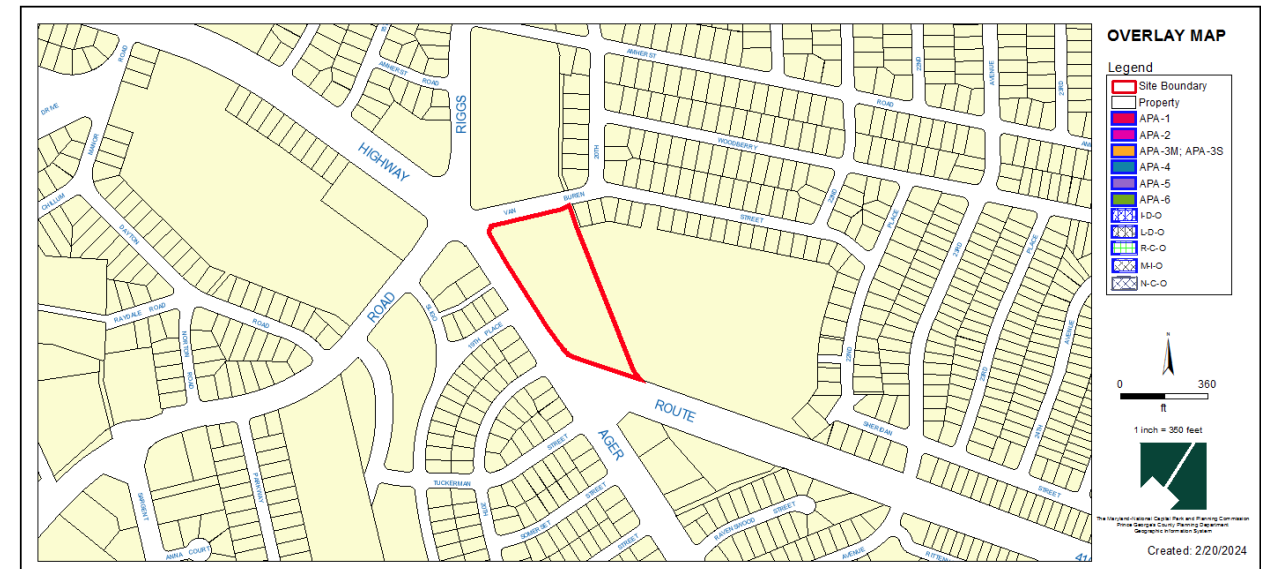
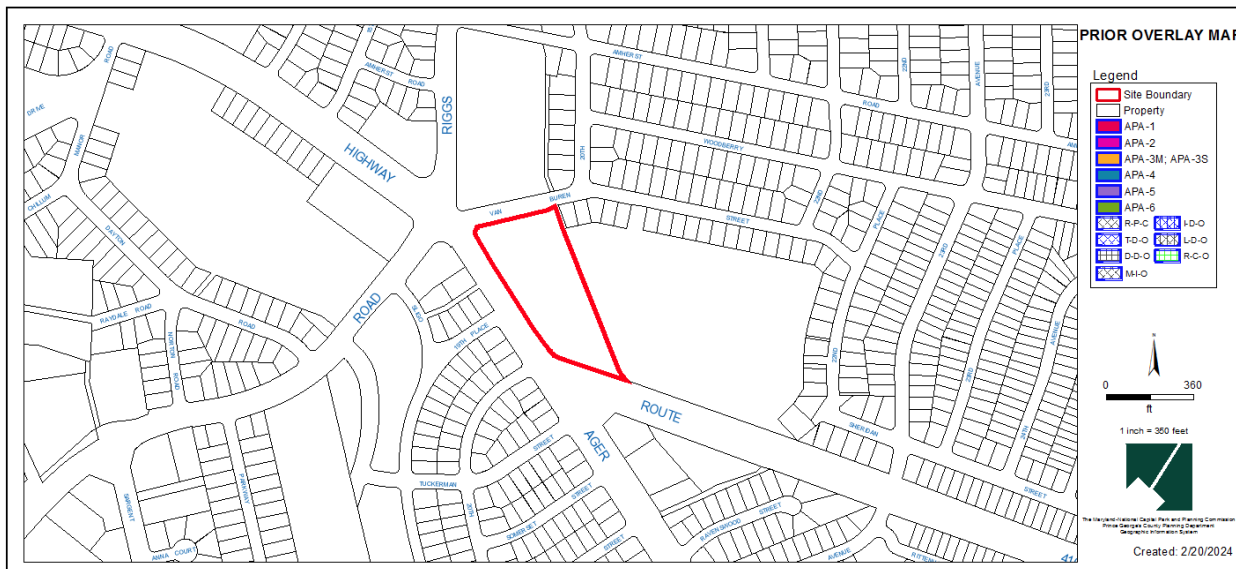
Planning Area: 065



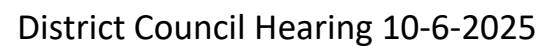
SITE VICINITY MAP



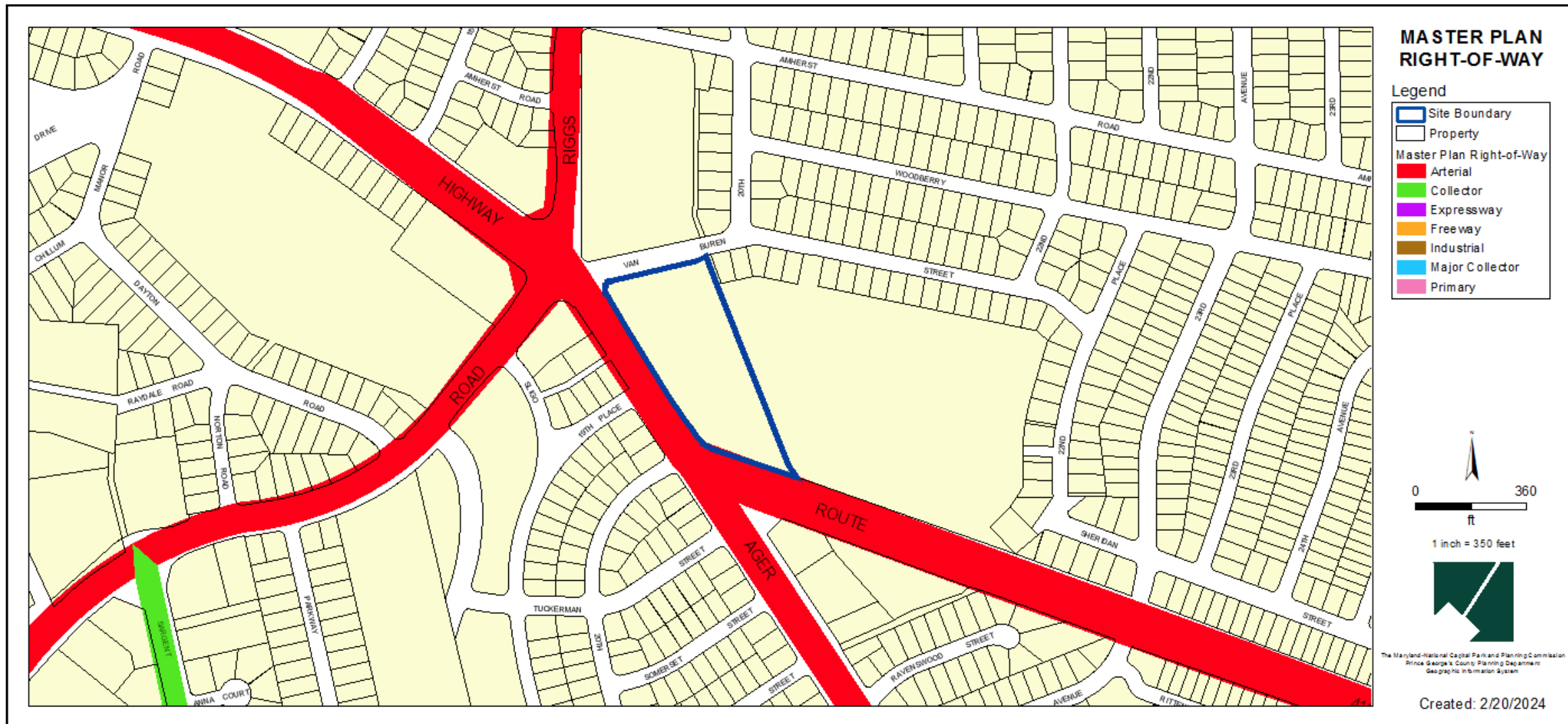
OVERLAY MAP (PRIOR AND CURRENT)



SITE MAP



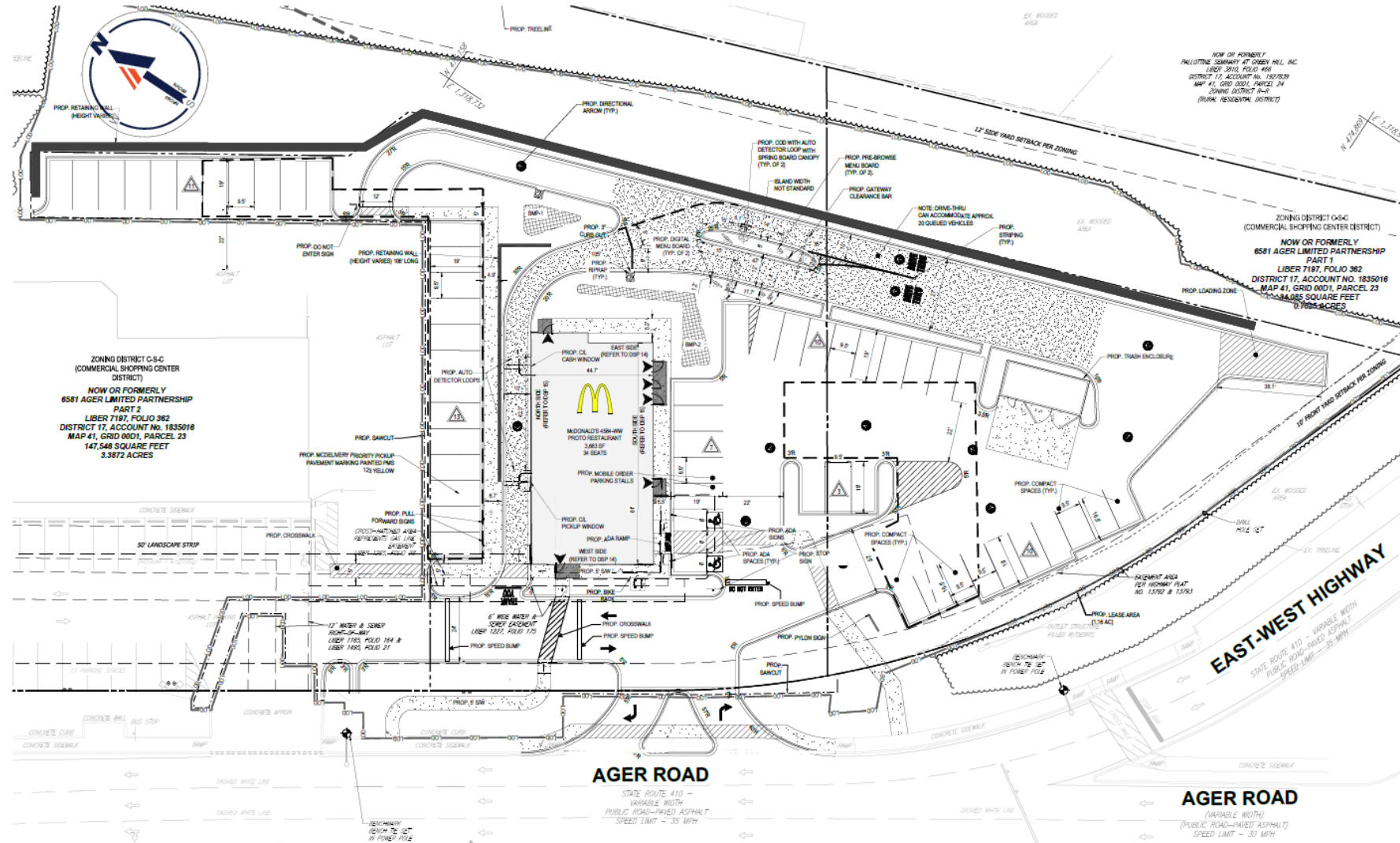
MASTER PLAN RIGHT-OF-WAY MAP



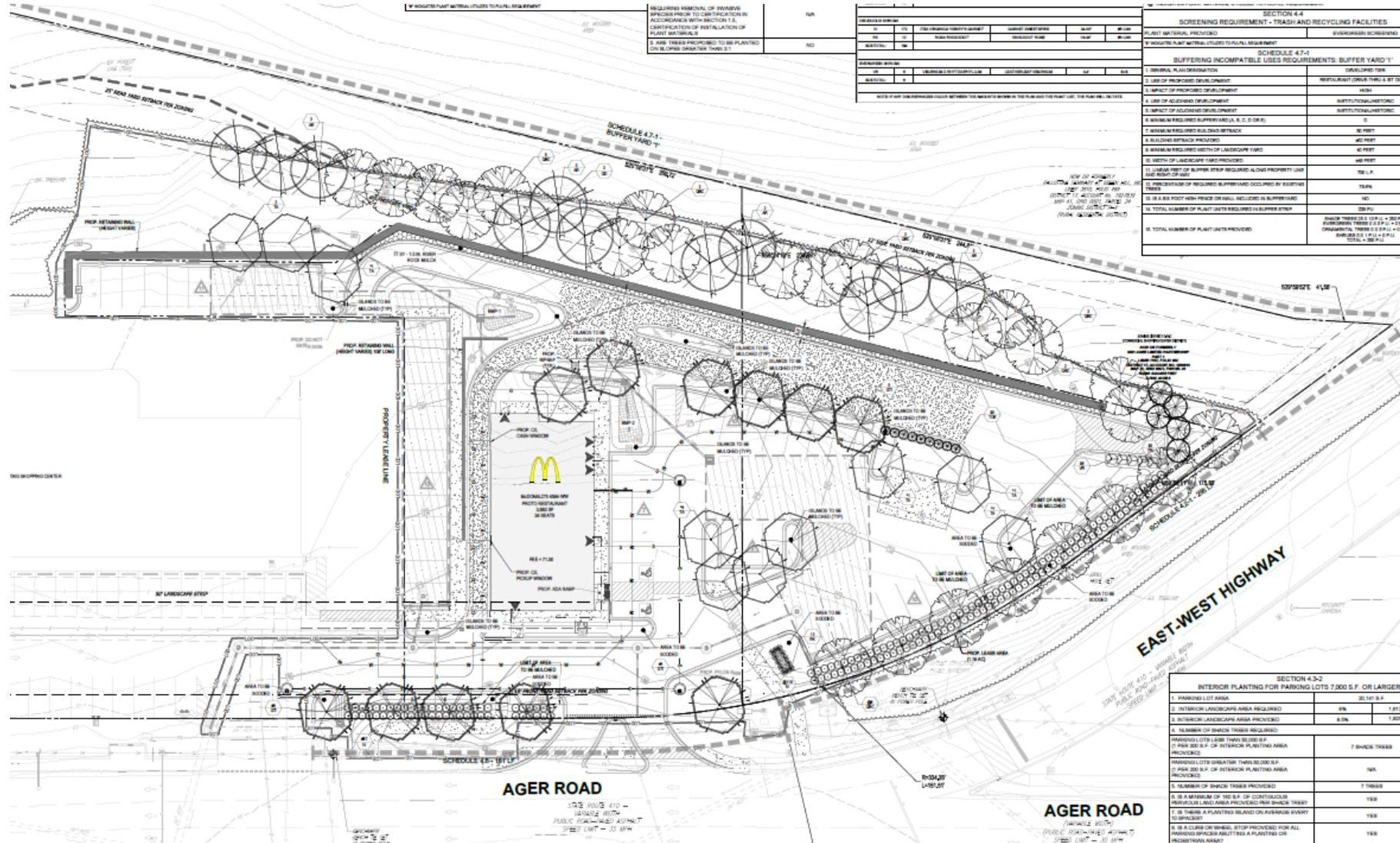
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



LANDSCAPE PLAN



ELEVATIONS

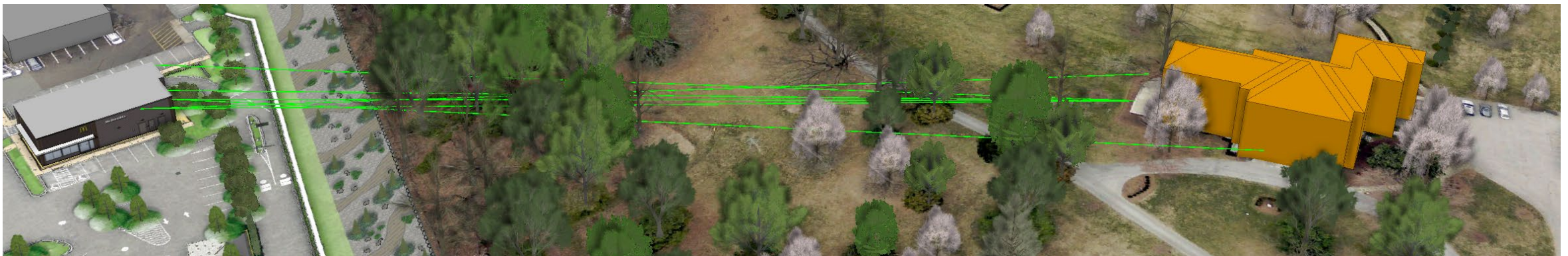


ELEVATIONS

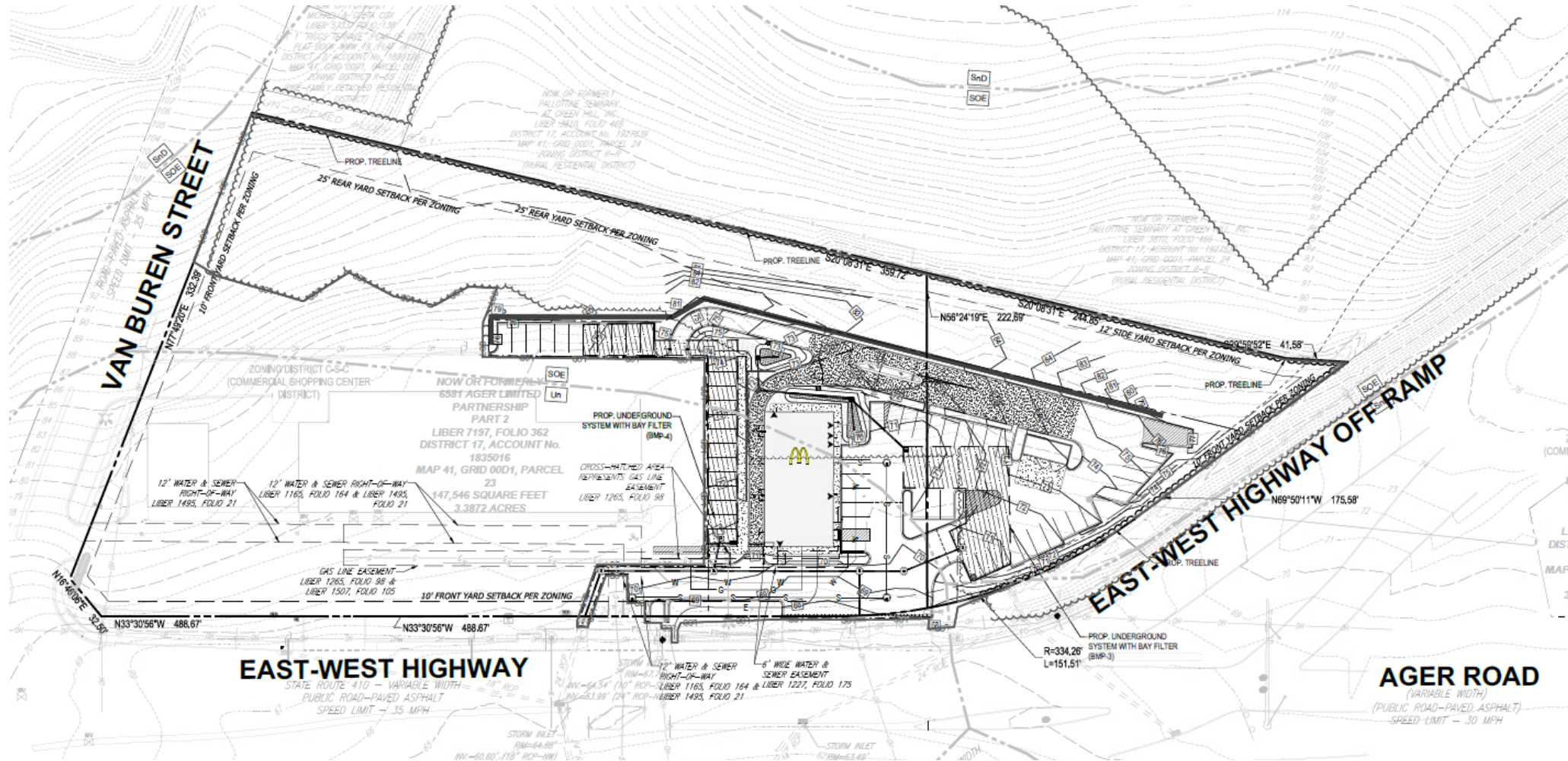




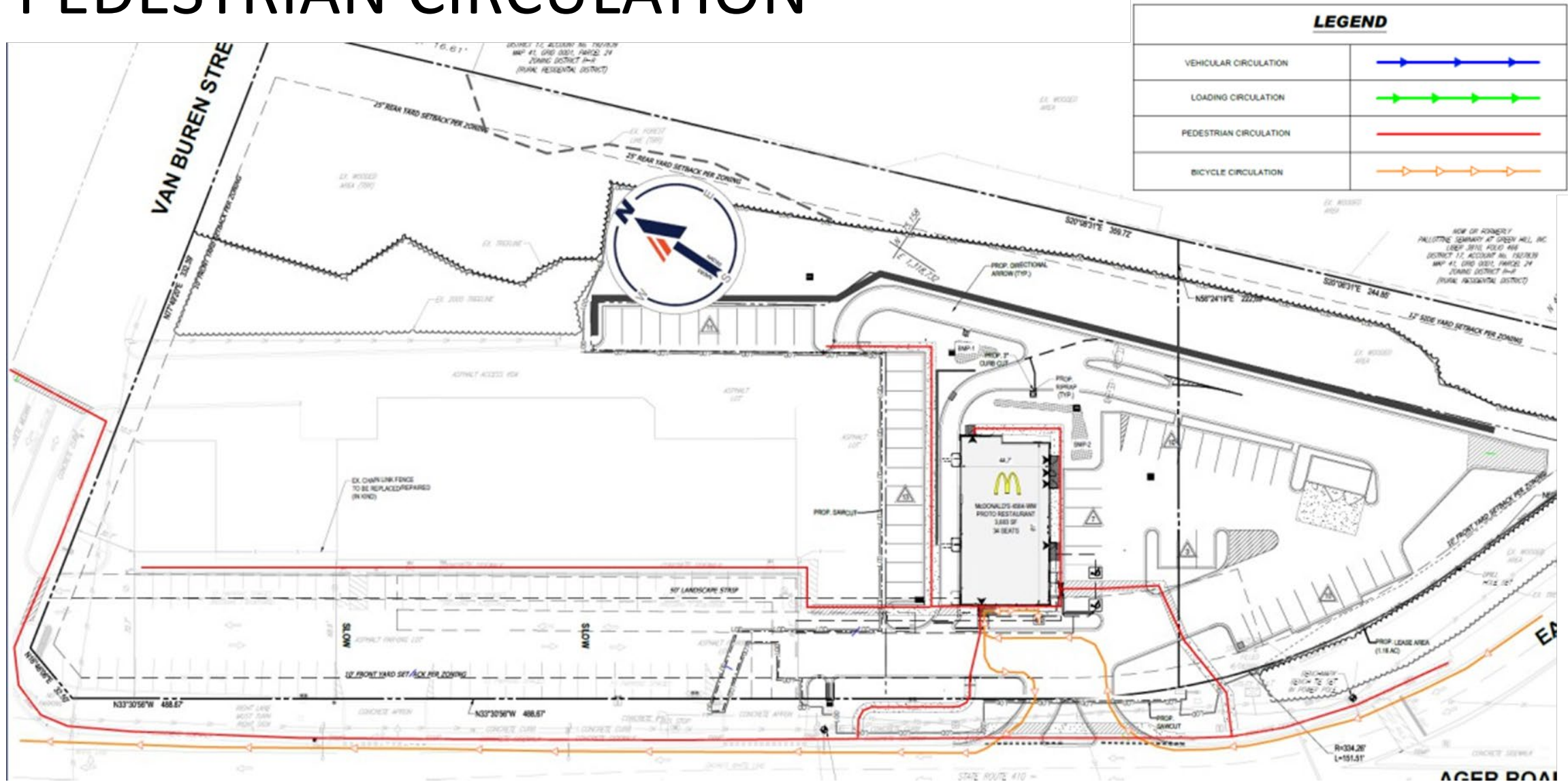
3D VISIBILITY ANALYSIS FROM HISTORIC SITE



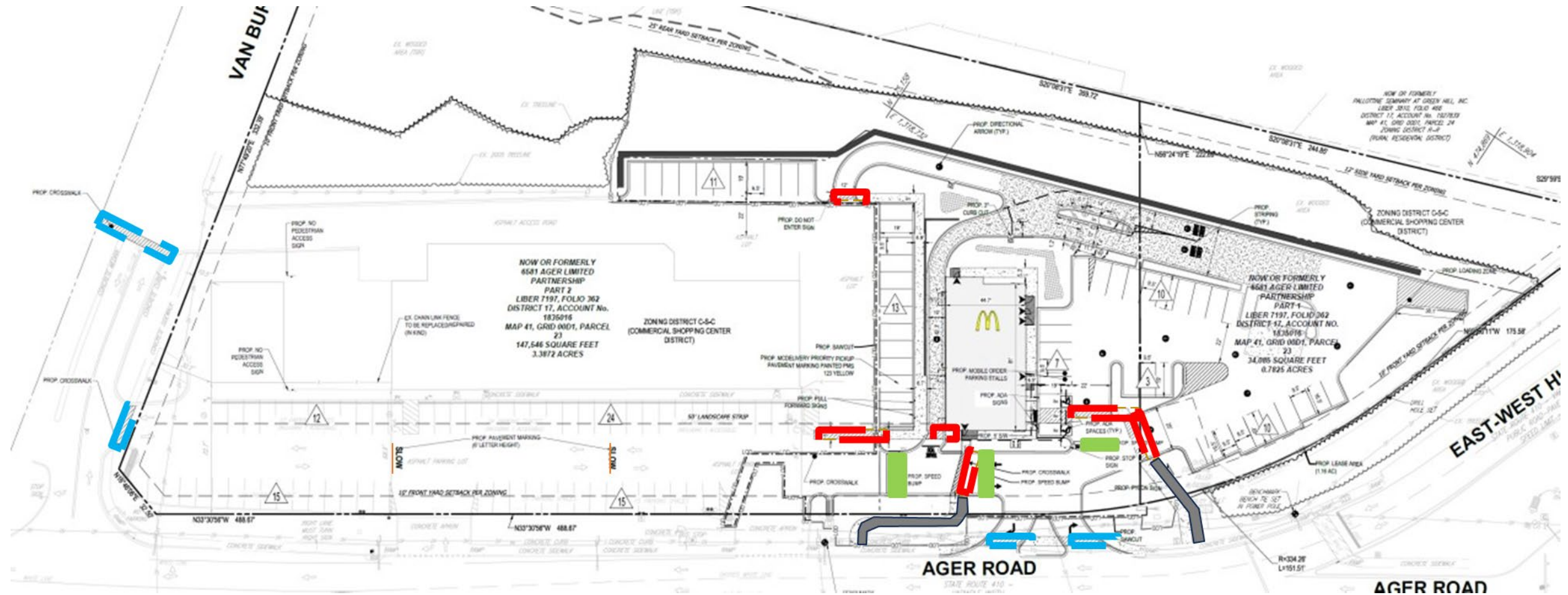
TYPE II TREE CONSERVATION PLAN



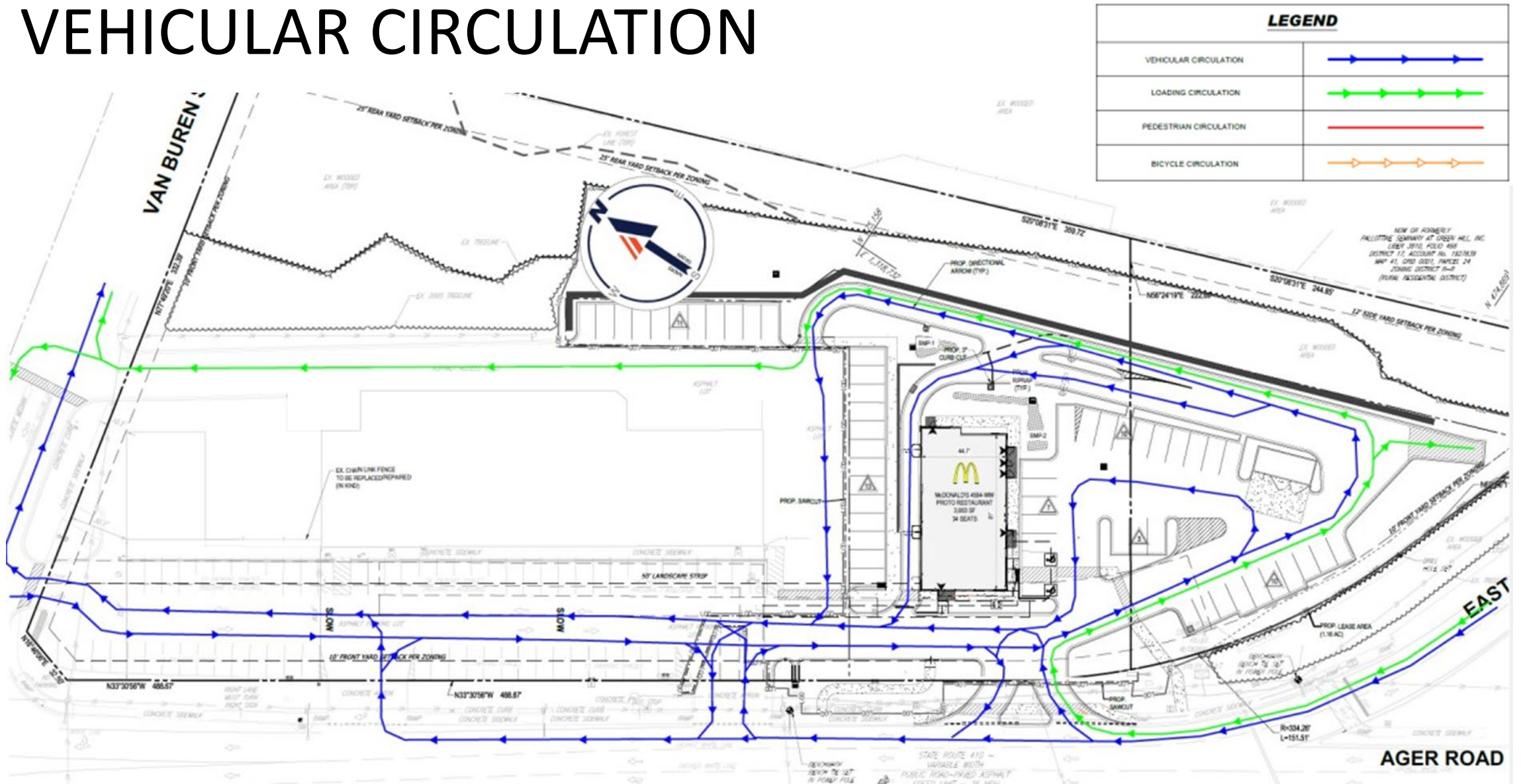
PEDESTRIAN CIRCULATION



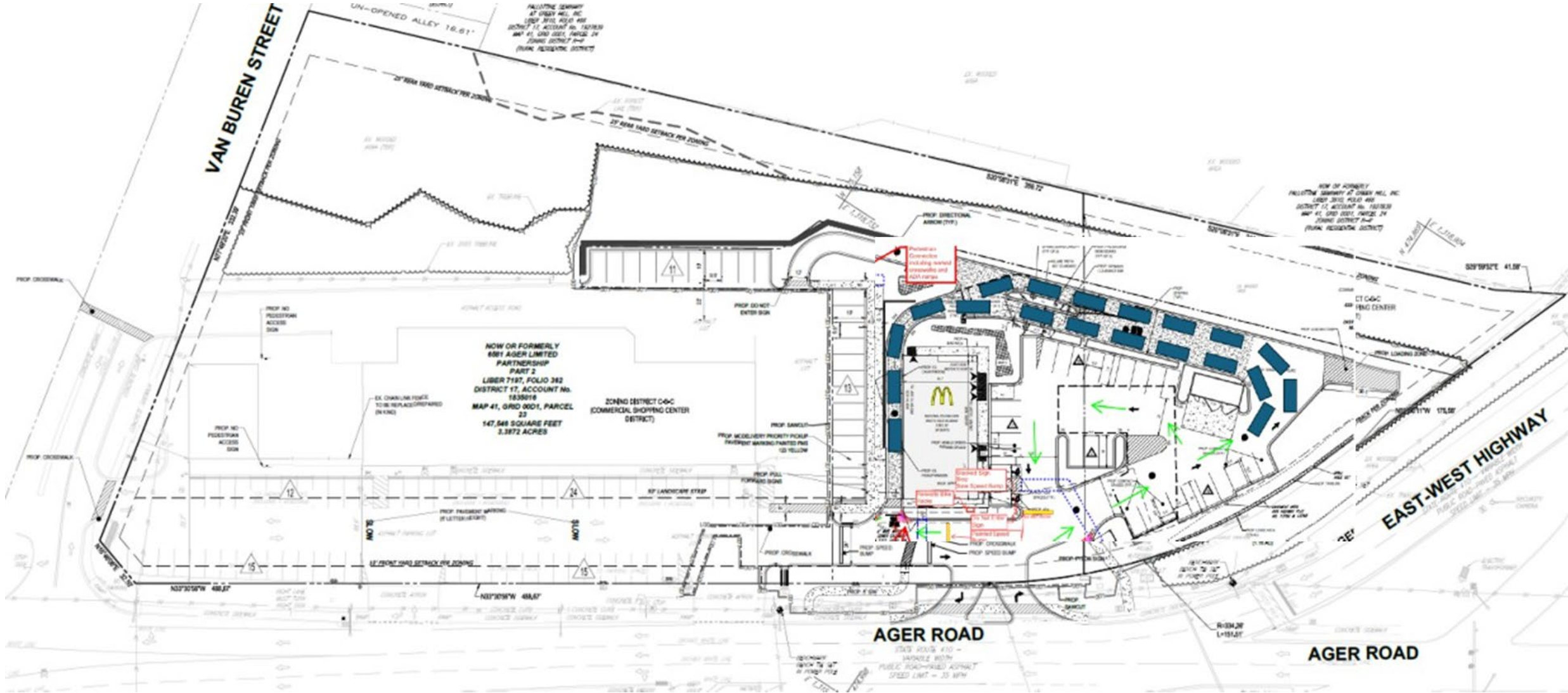
PEDESTRIAN CIRCULATION



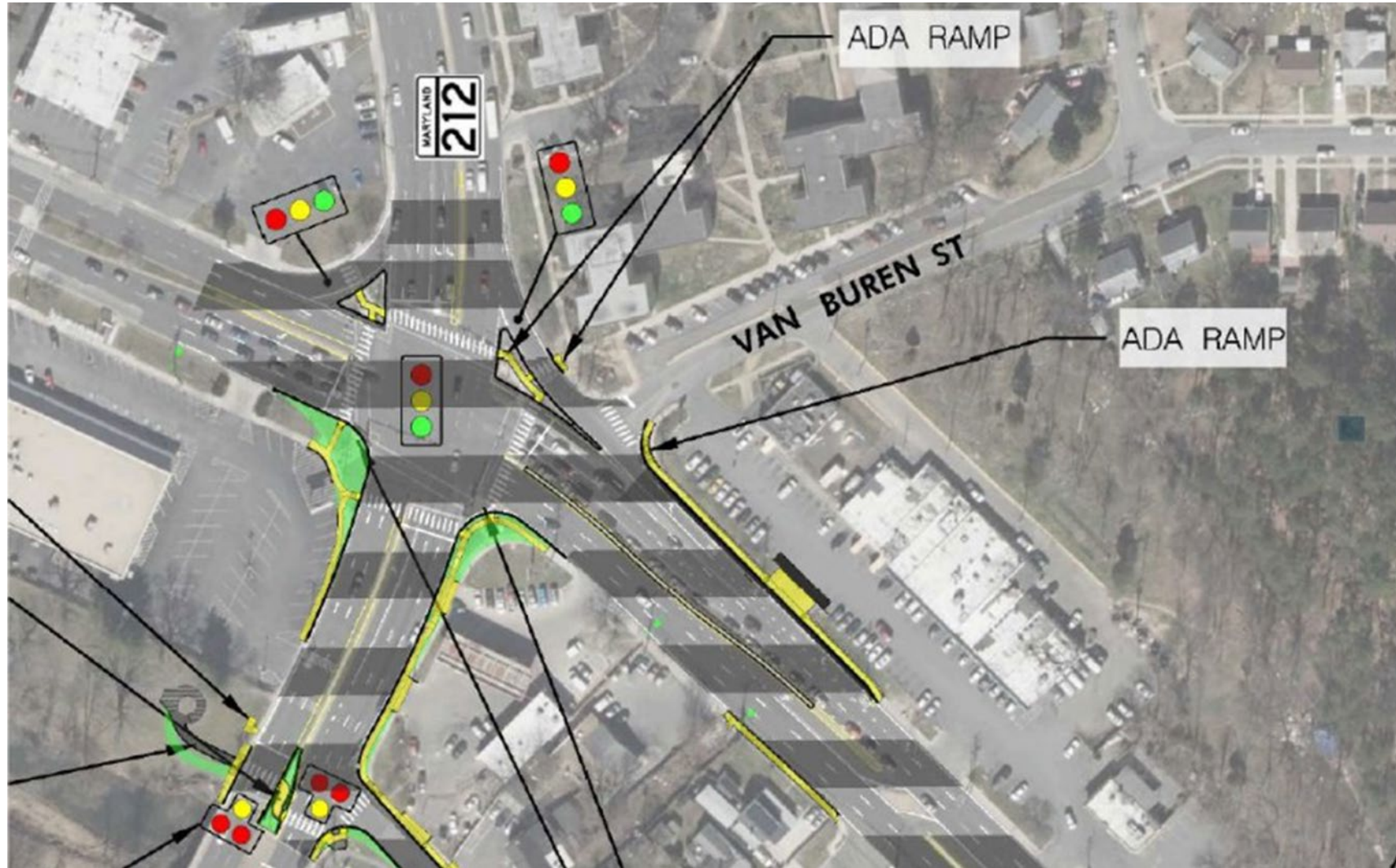
VEHICULAR CIRCULATION



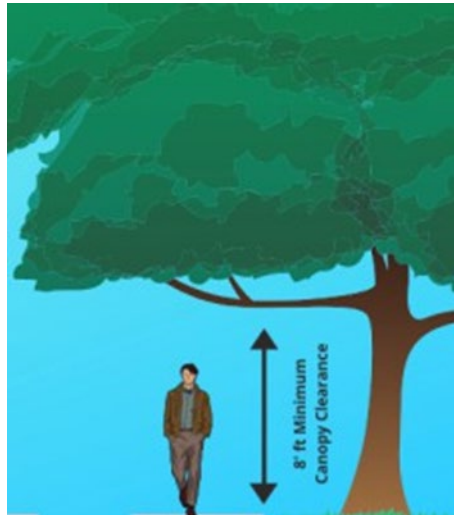
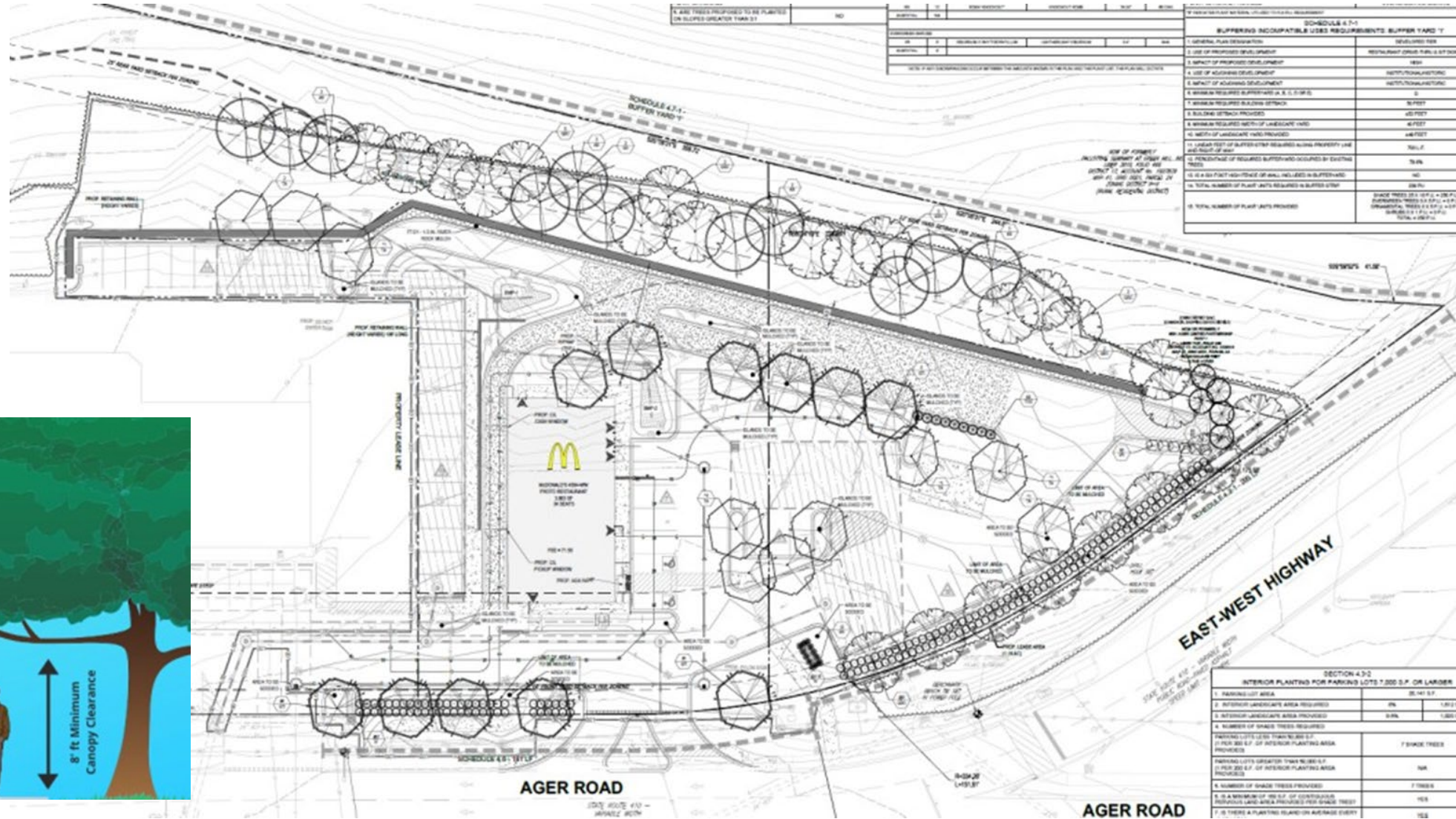
DRIVE-THROUGH QUEUING ANALYSIS



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

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