

MCDONALD'S AGER ROAD

Detailed Site Plan

Staff Recommendation: APPROVAL with conditions

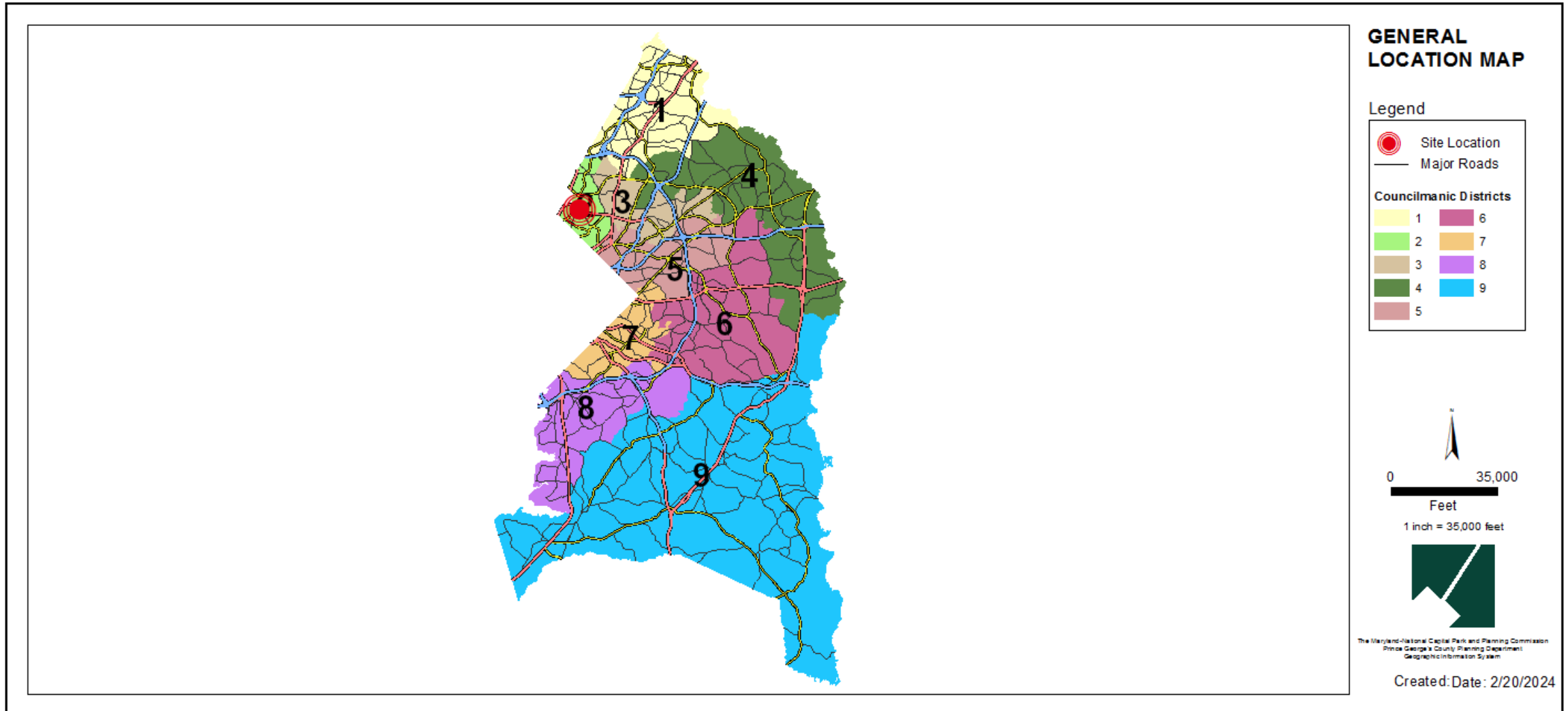
Continuance



GENERAL LOCATION MAP

Council District: 02

Planning Area: 065

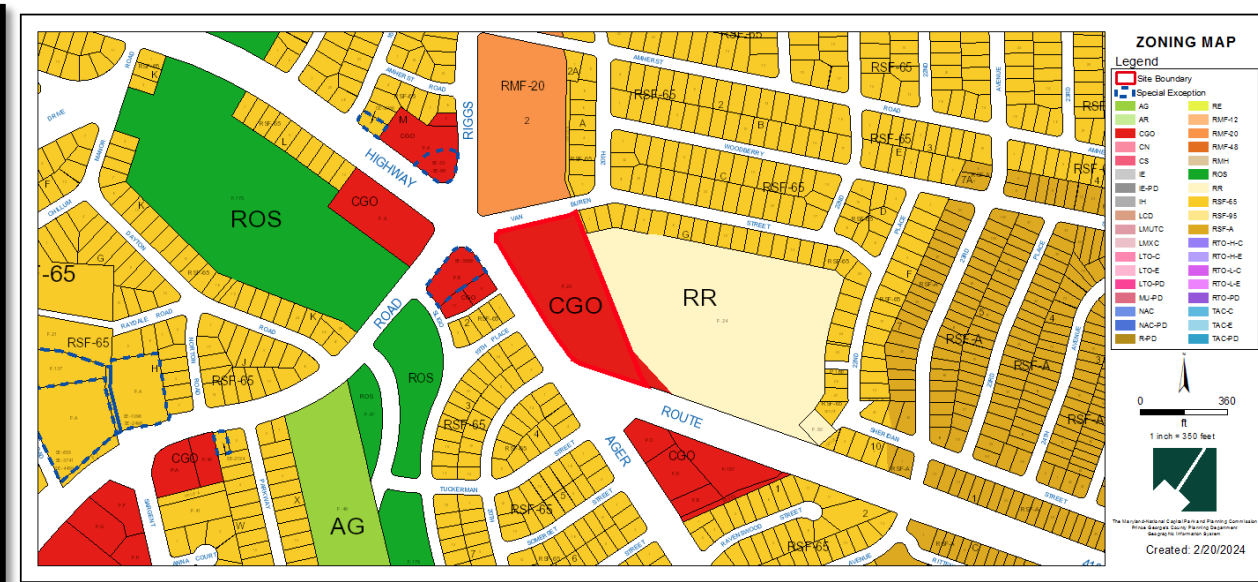
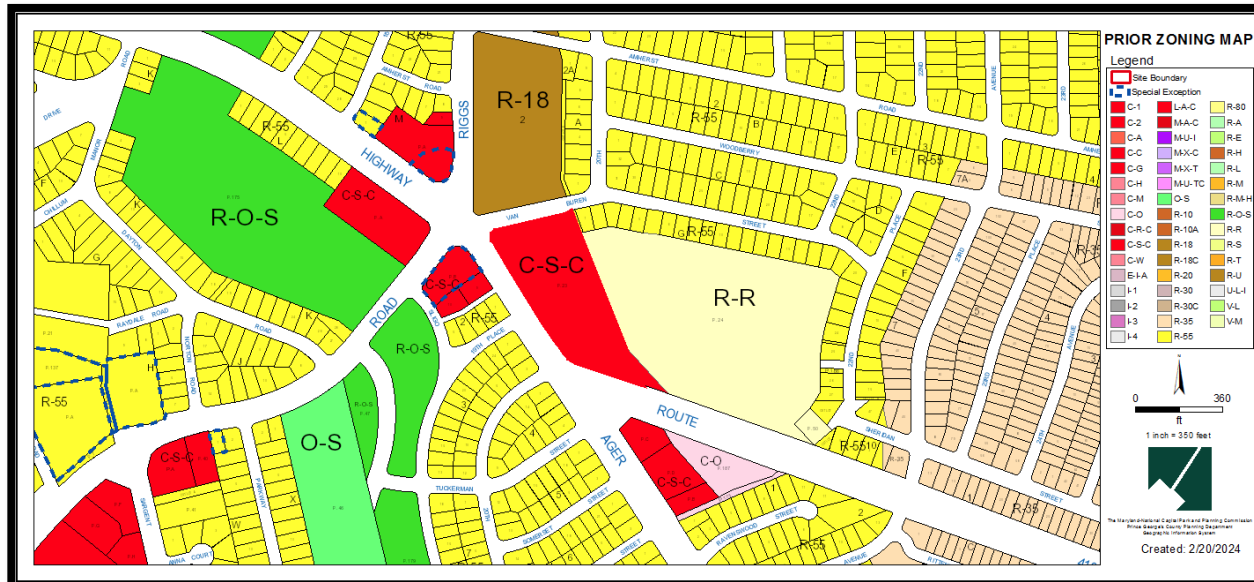


Created: 2/20/2024

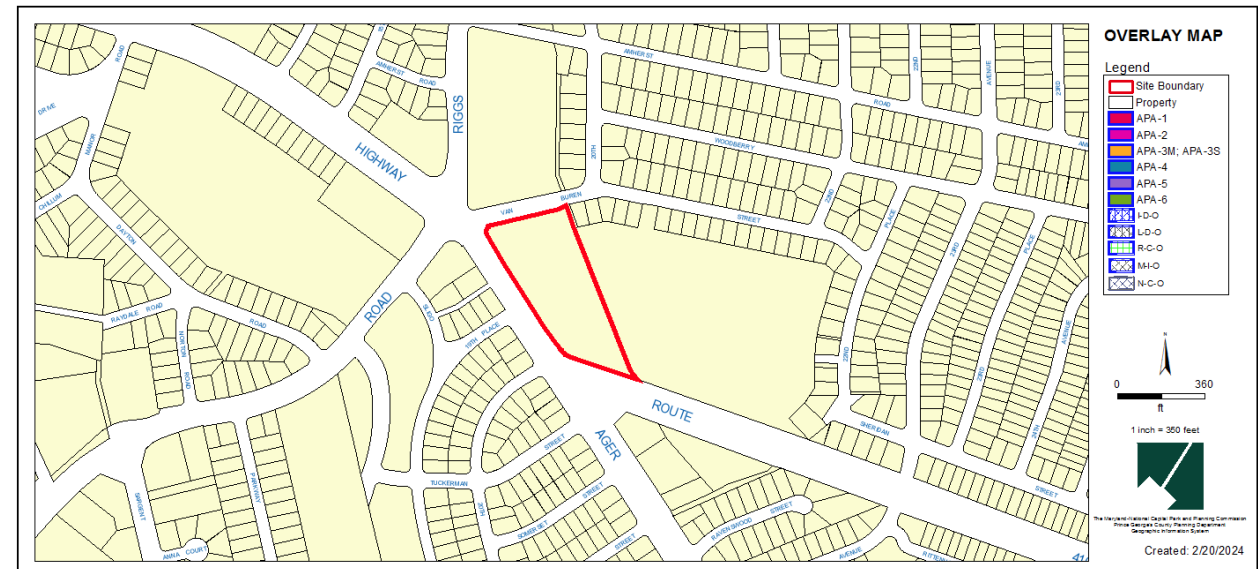
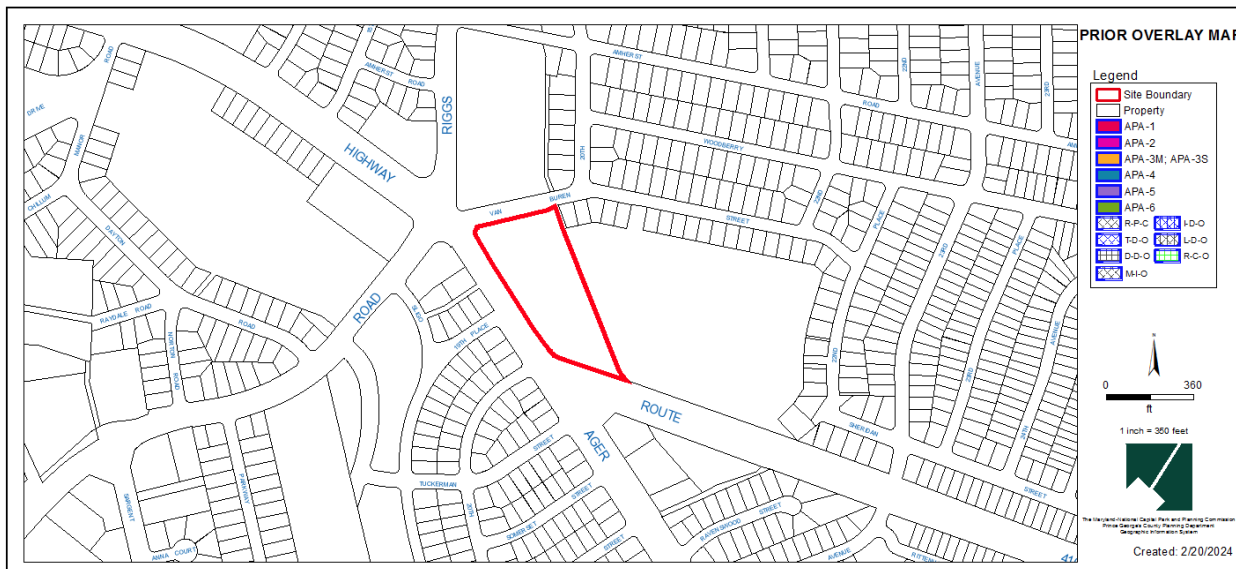
ZONING MAP (PRIOR AND CURRENT)

Prior Zoning: C-S-C

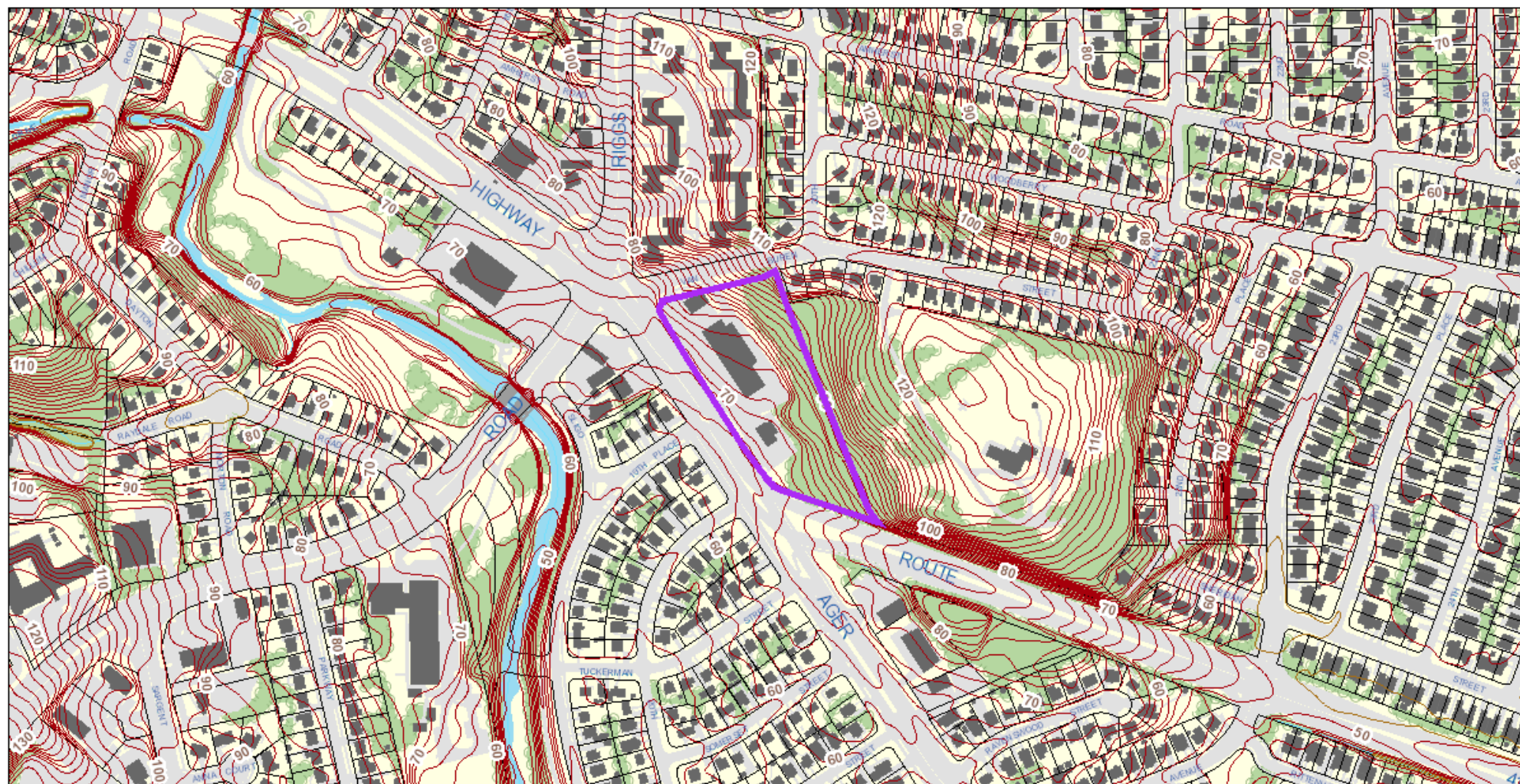
Current Zoning: CGO



OVERLAY MAP (PRIOR AND CURRENT)



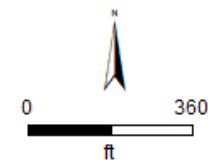
SITE MAP



SITE MAP

Legend

- Site Boundary
- Building
- Bridge
- Pavement
- Water
- Vegetation
- Property
- Contour Line
- Depression Line
- Railroad Line



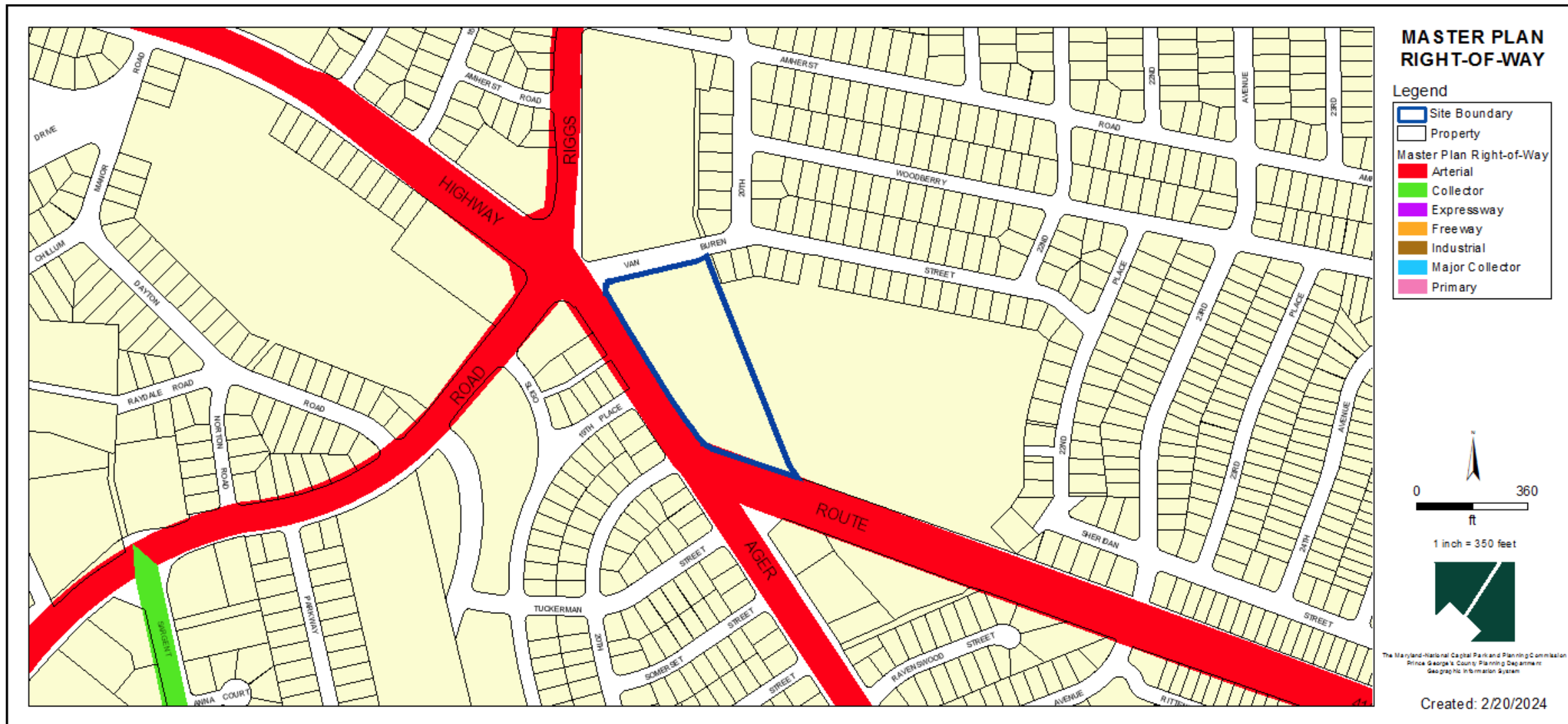
1 inch = 350 feet



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 2/20/2024

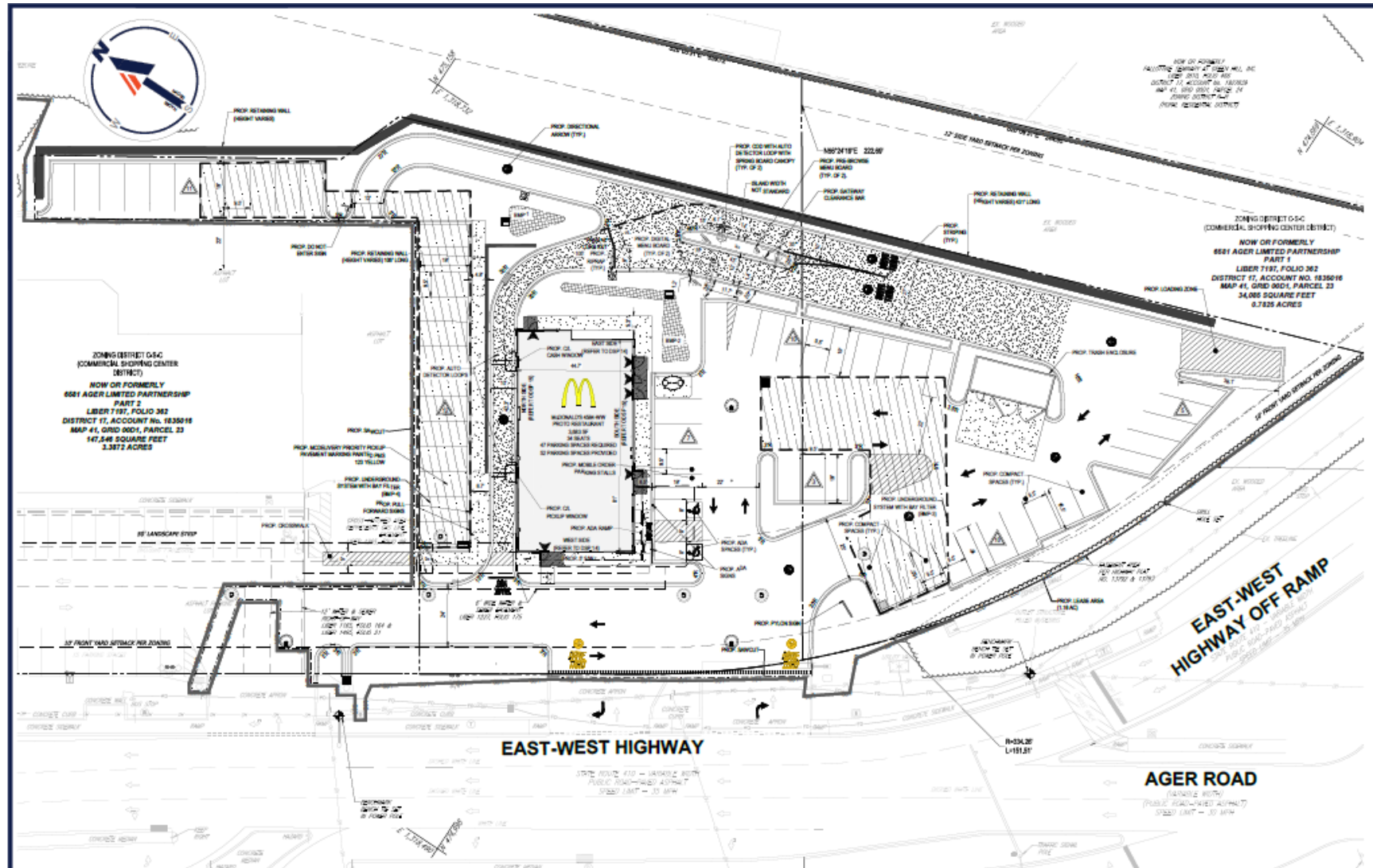
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



LANDSCAPE PLAN



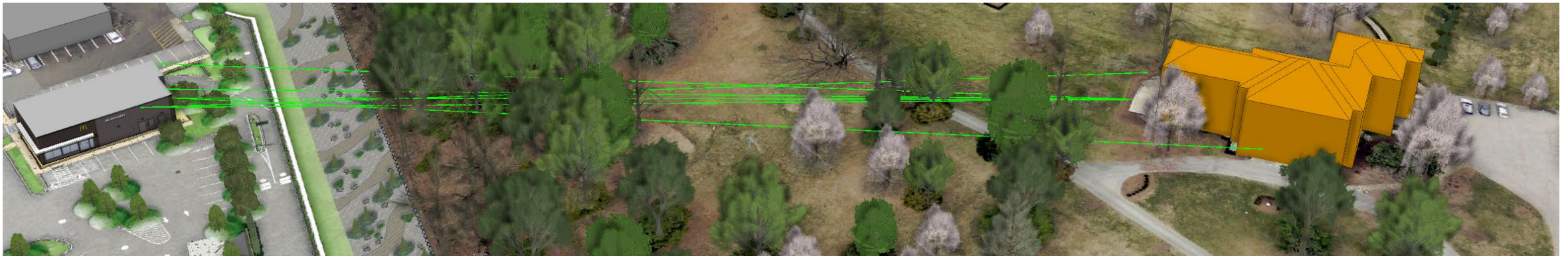
RENDERING



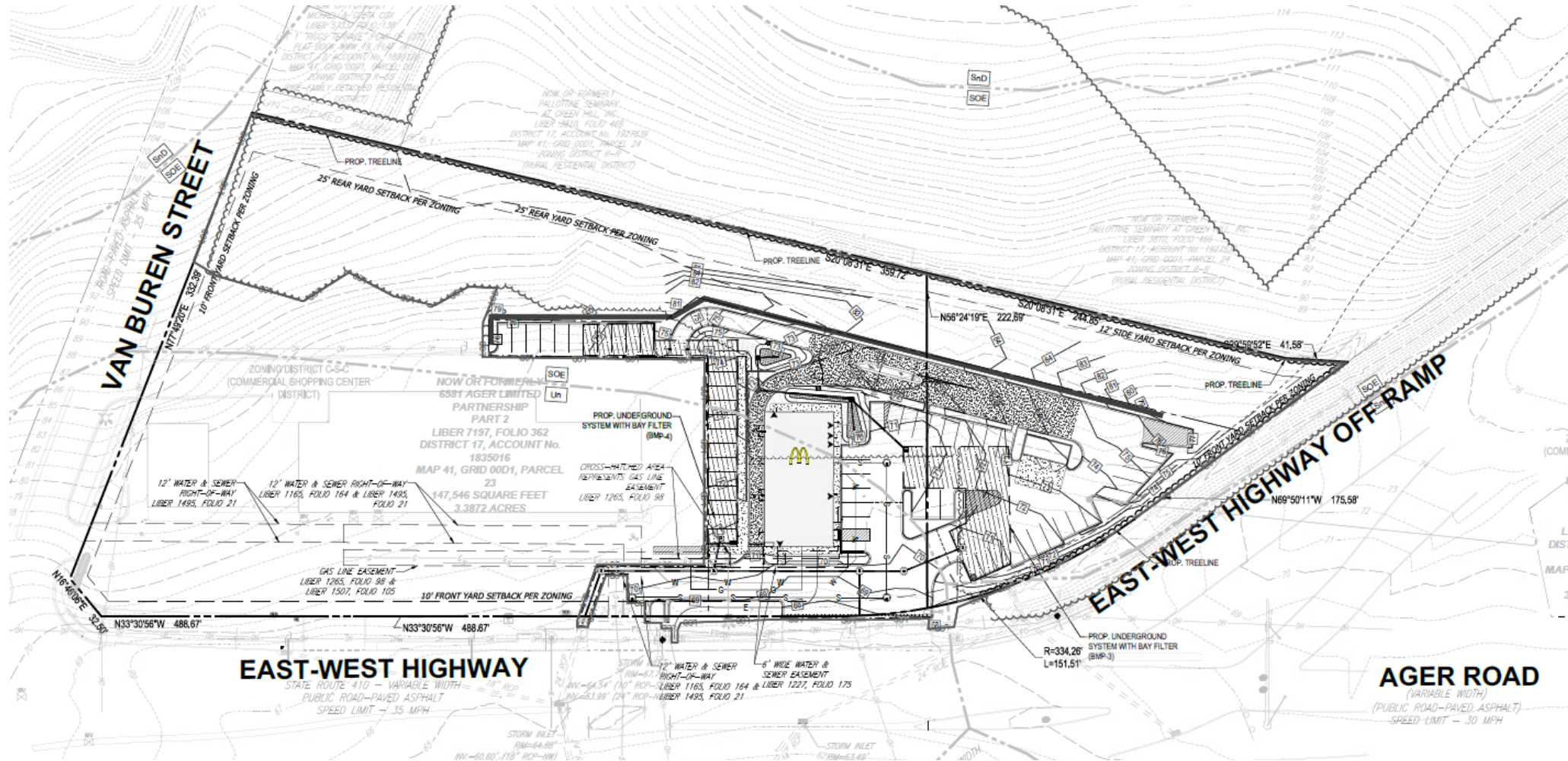
OVERALL SECTION A-A



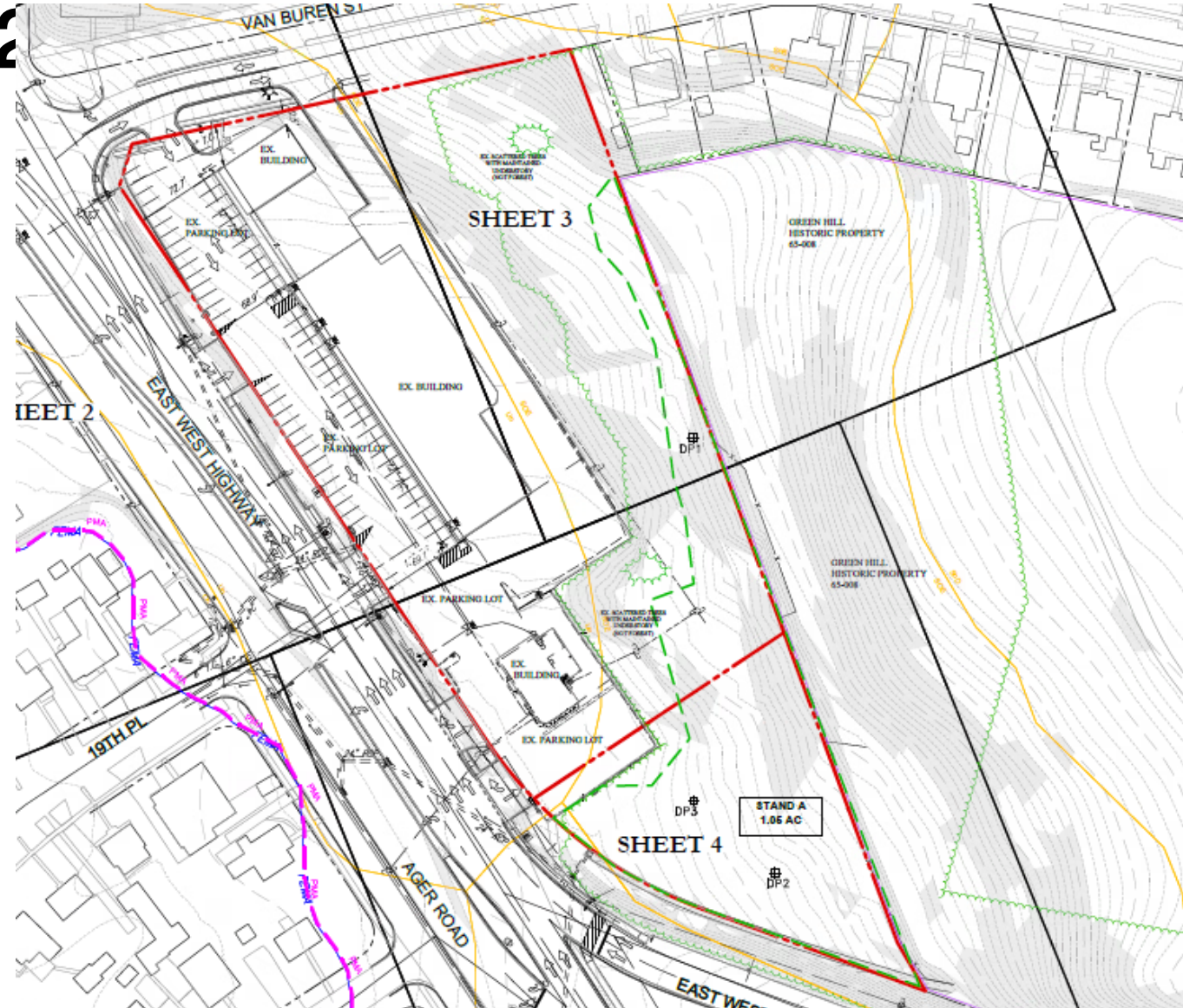
3D VISIBILITY ANALYSIS FROM HISTORIC



TYPE II TREE CONSERVATION PLAN



NRI-026-022

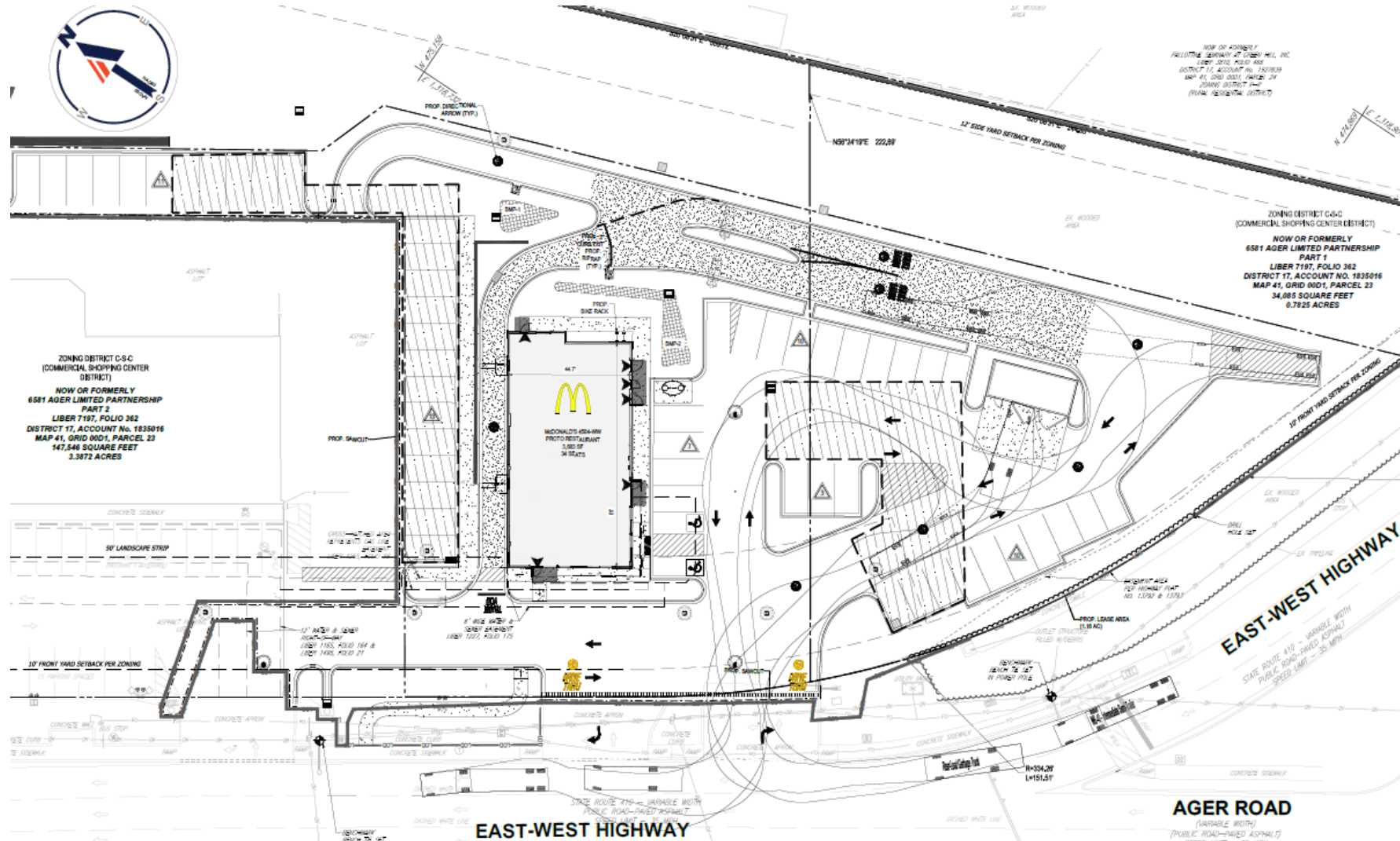


AERIAL IMAGE

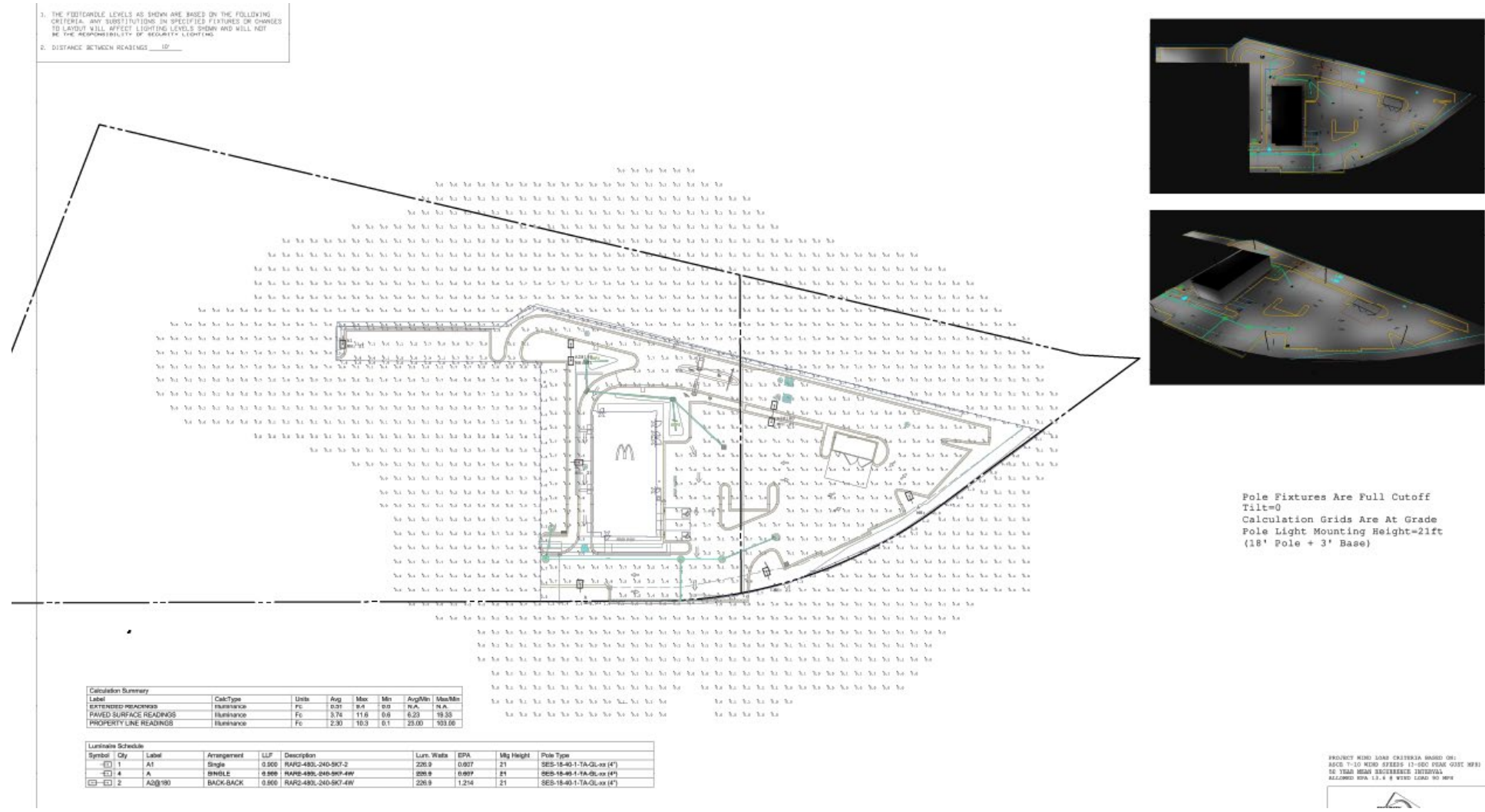


PGAtlas imagery, 2023

CIRCULATION PLAN



PHOTOMETRIC PLAN



ELEVATIONS



West Elevation (Front Side)

East Elevation (Rear Side)



South Elevation (Non-Drive-Thru Side)



North Elevation (Drive-Thru Side)

AECOM
URS
03/08/2024

Proposed McDonald's Restaurant
Rendered Elevations
019-1437 6565 Ager Rd Hyattsville, MD 20783

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-22001
- DDS-23001
- TCP2-004-2024

DISAPPROVAL

- AC-23017

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 01/21/2022
- Acceptance Mailing: 01/16/2024