

REMANDED – POPEYE'S

Detailed Site Plan

AC-24001/TCP2-026-2018-02

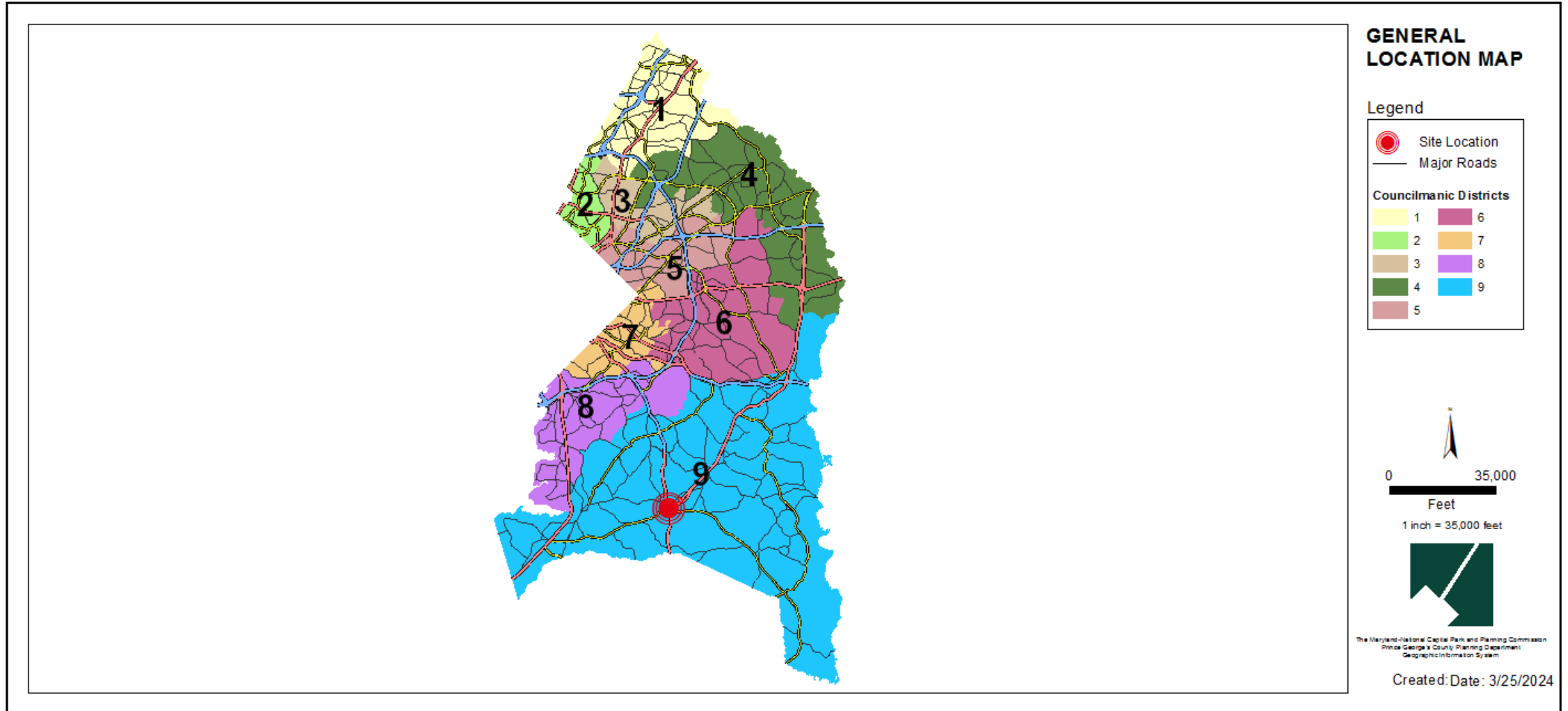
Staff Recommendation: APPROVAL with conditions



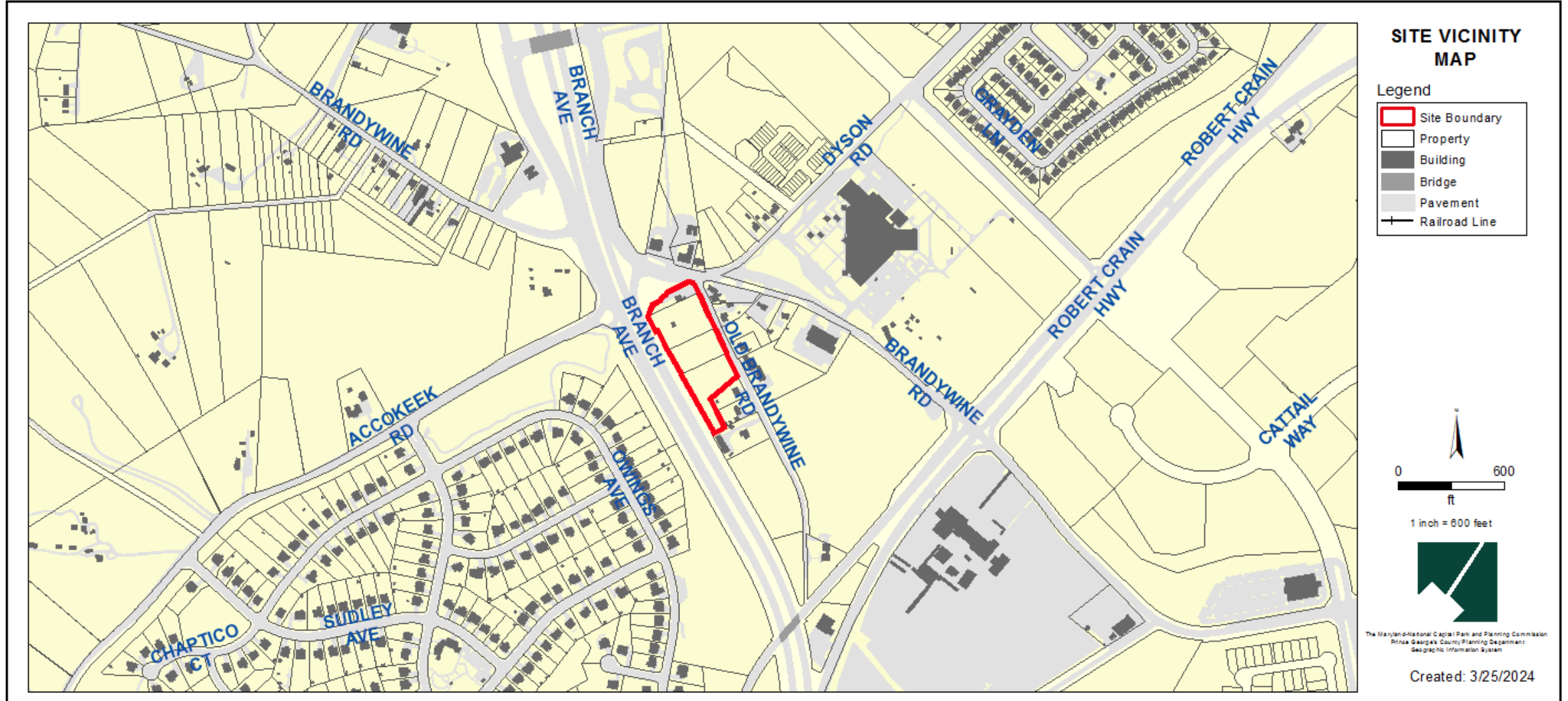
GENERAL LOCATION MAP

Council District: 09

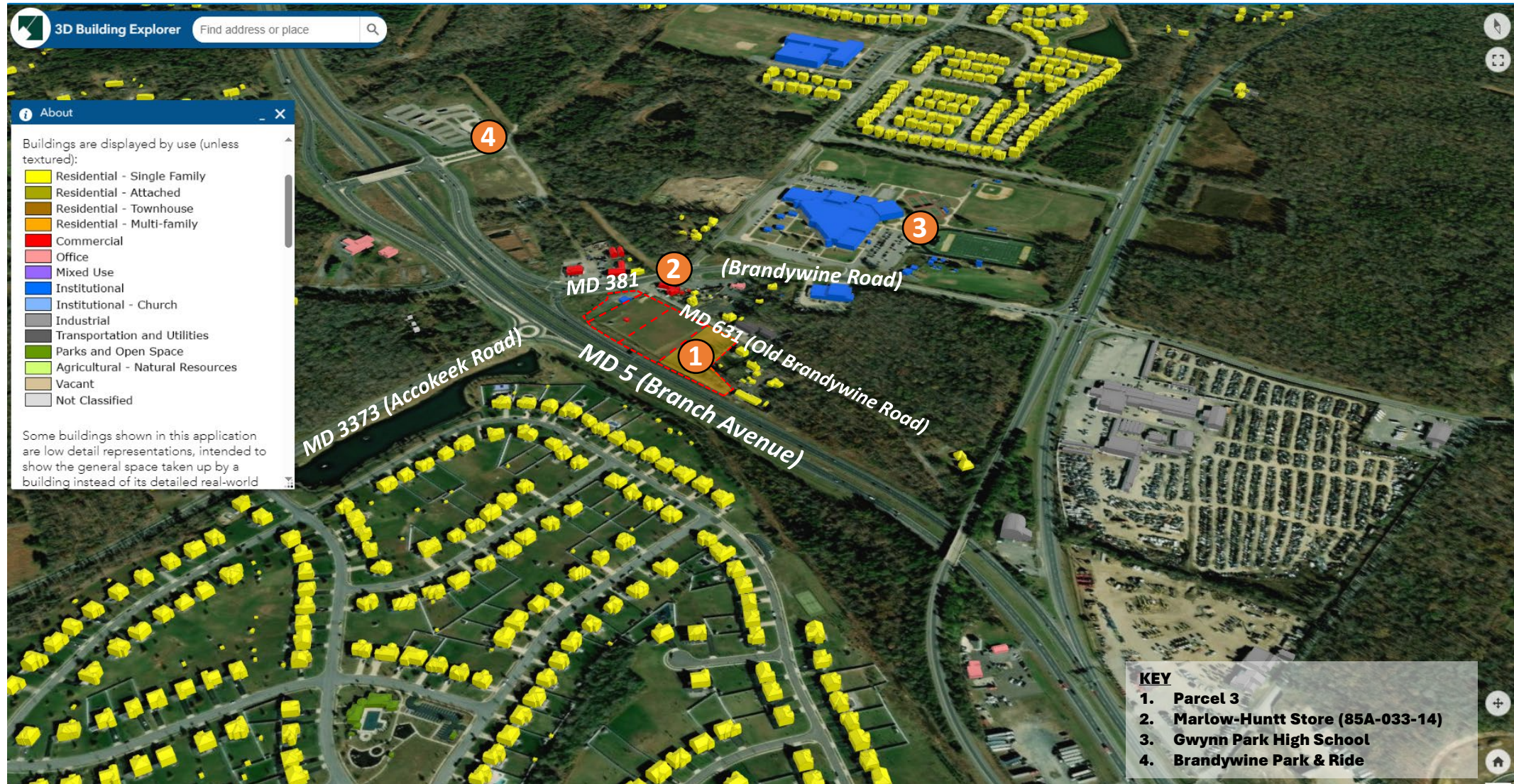
Planning Area: 85A



SITE VICINITY MAP



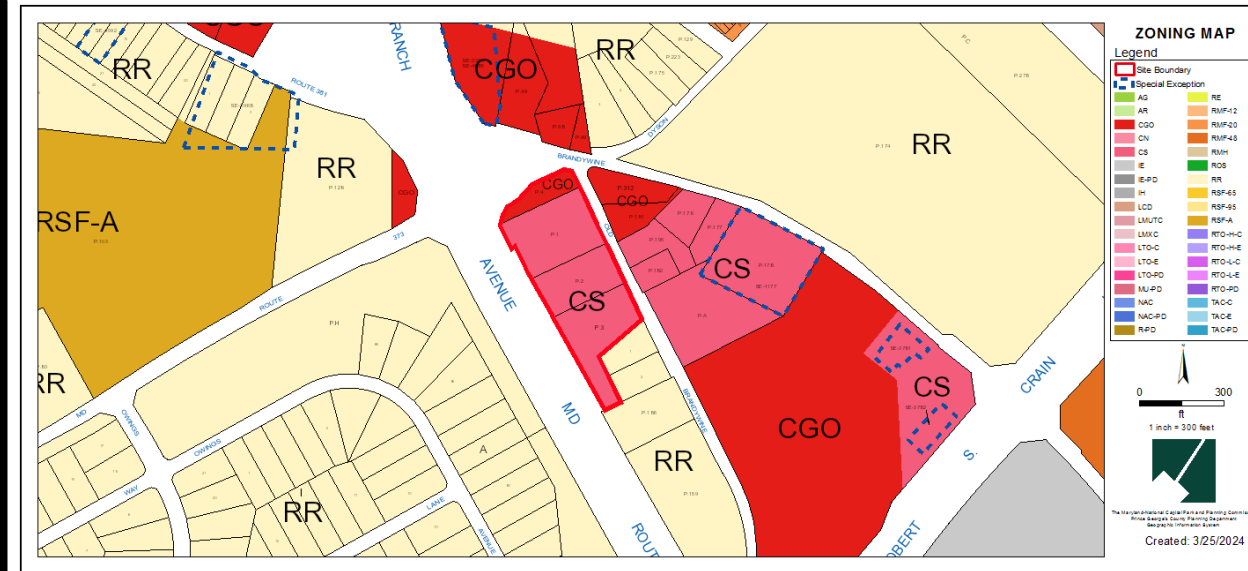
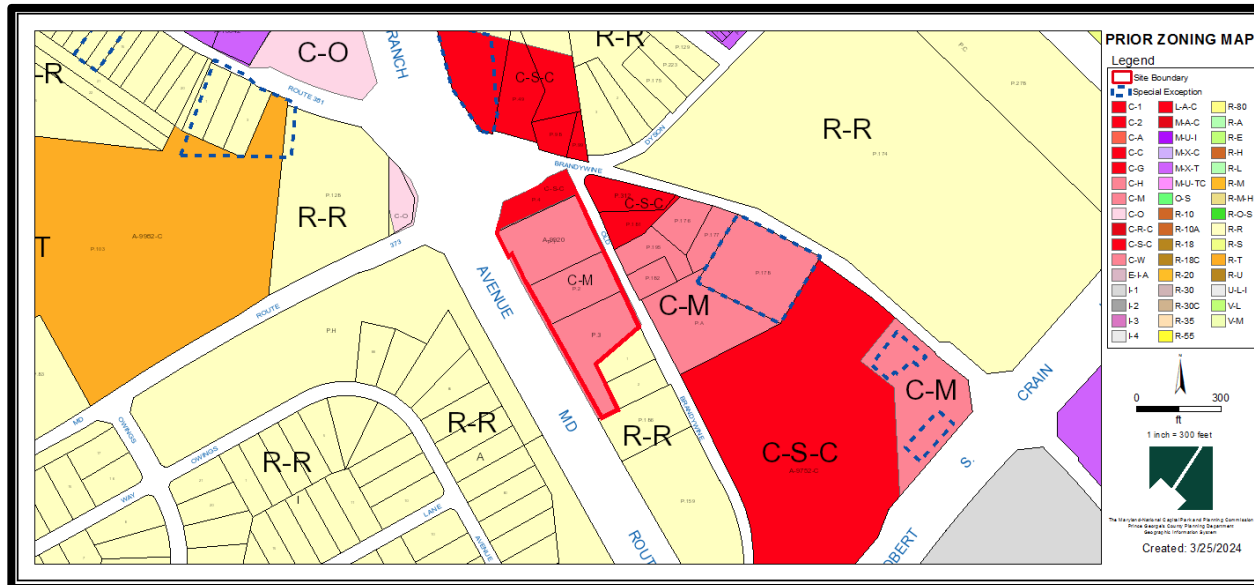
3D VICINITY MAP



ZONING MAP

Prior Property Zone: C-M / C-S-C

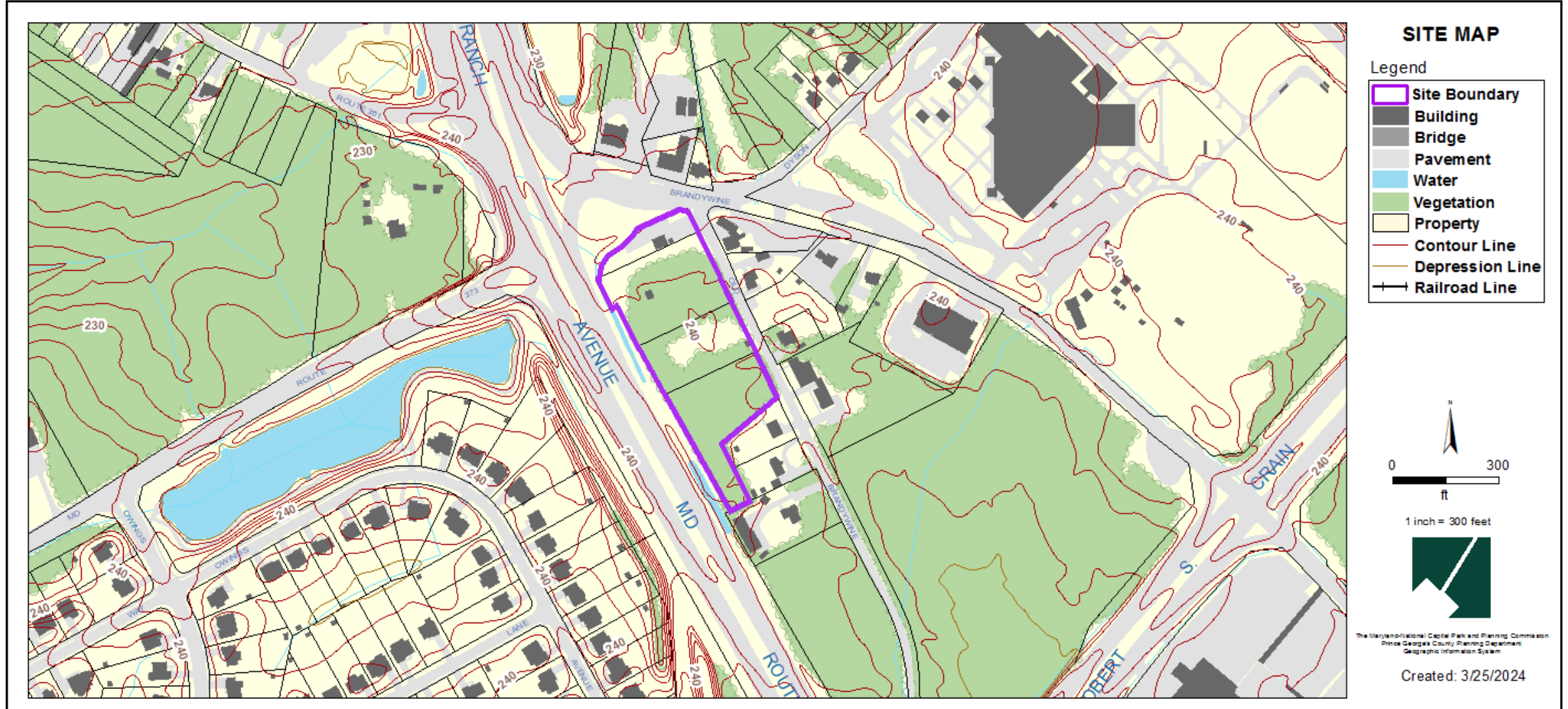
Current Property Zone: CS / CGO



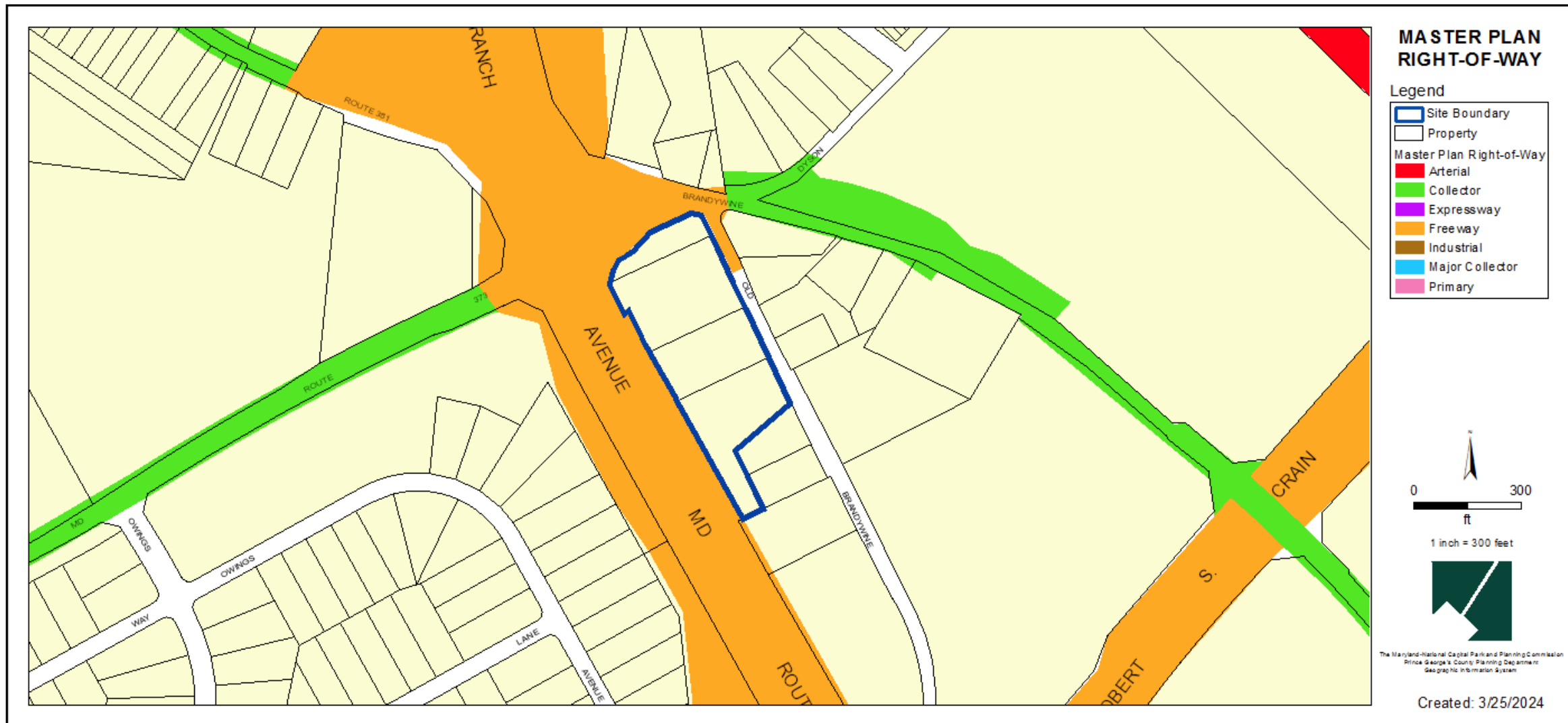
AERIAL MAP



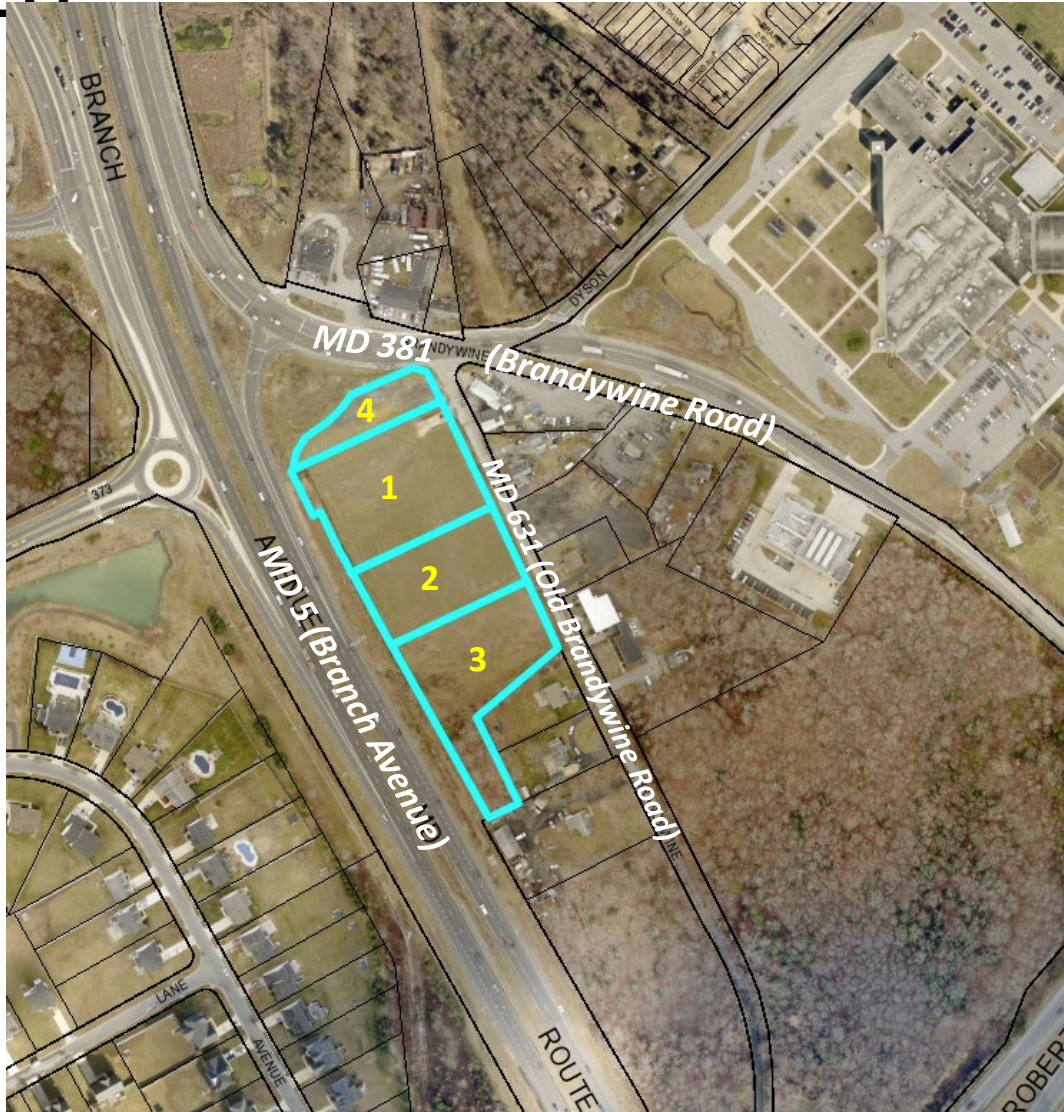
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



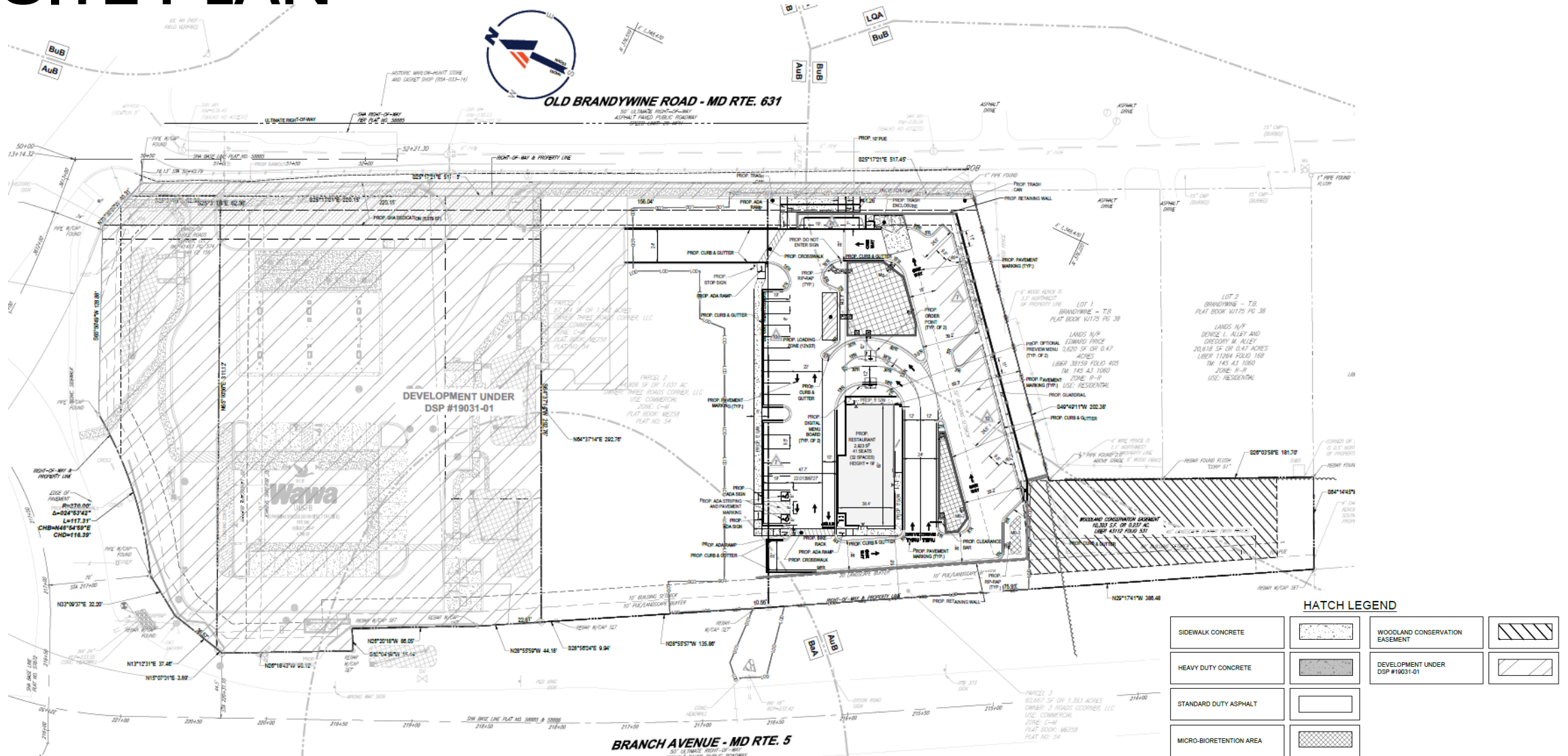
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



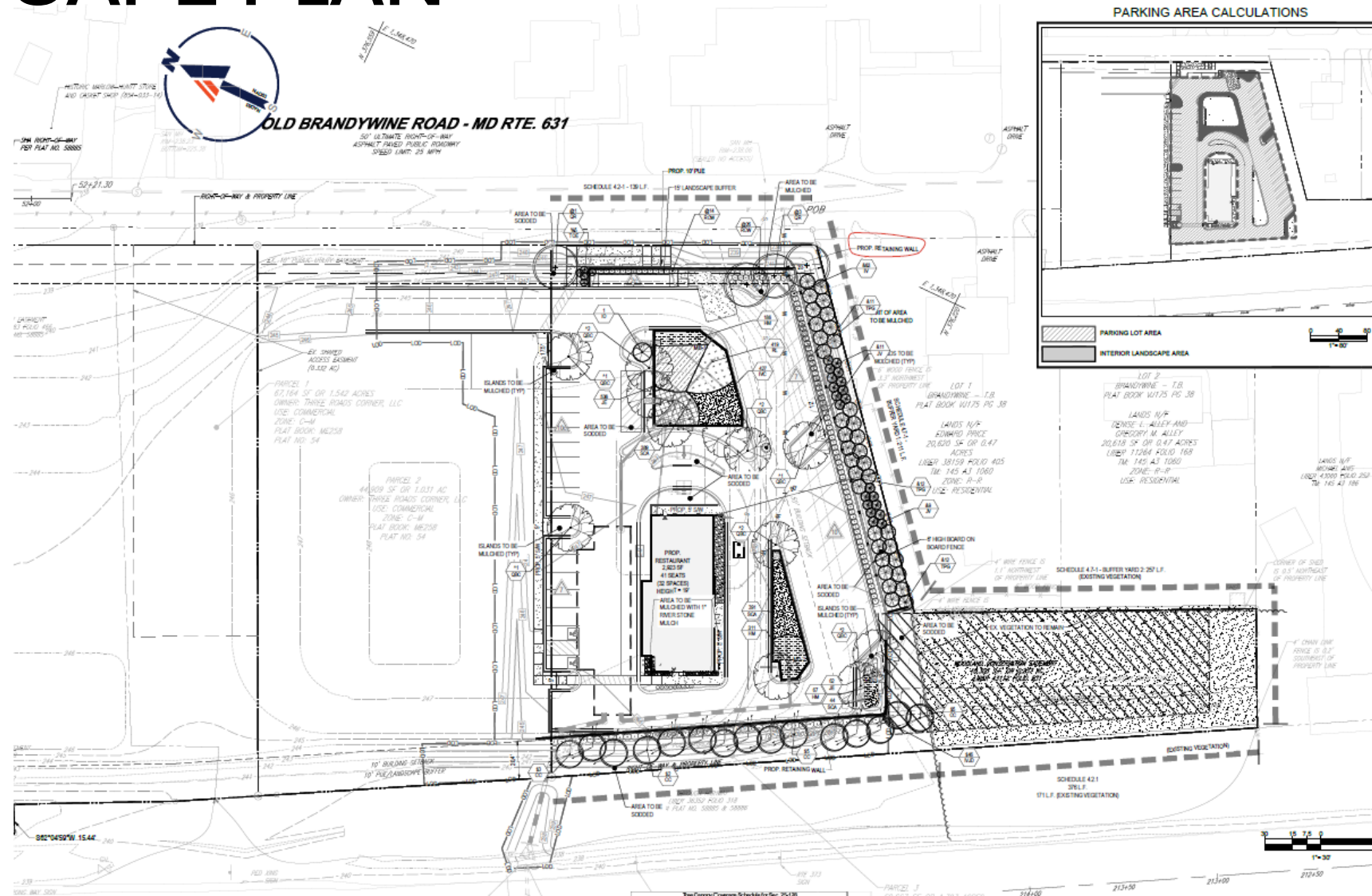
Parcel 3: the Subject DSP

Parcels 1 & 4: DSP-19031 (Parent Case)

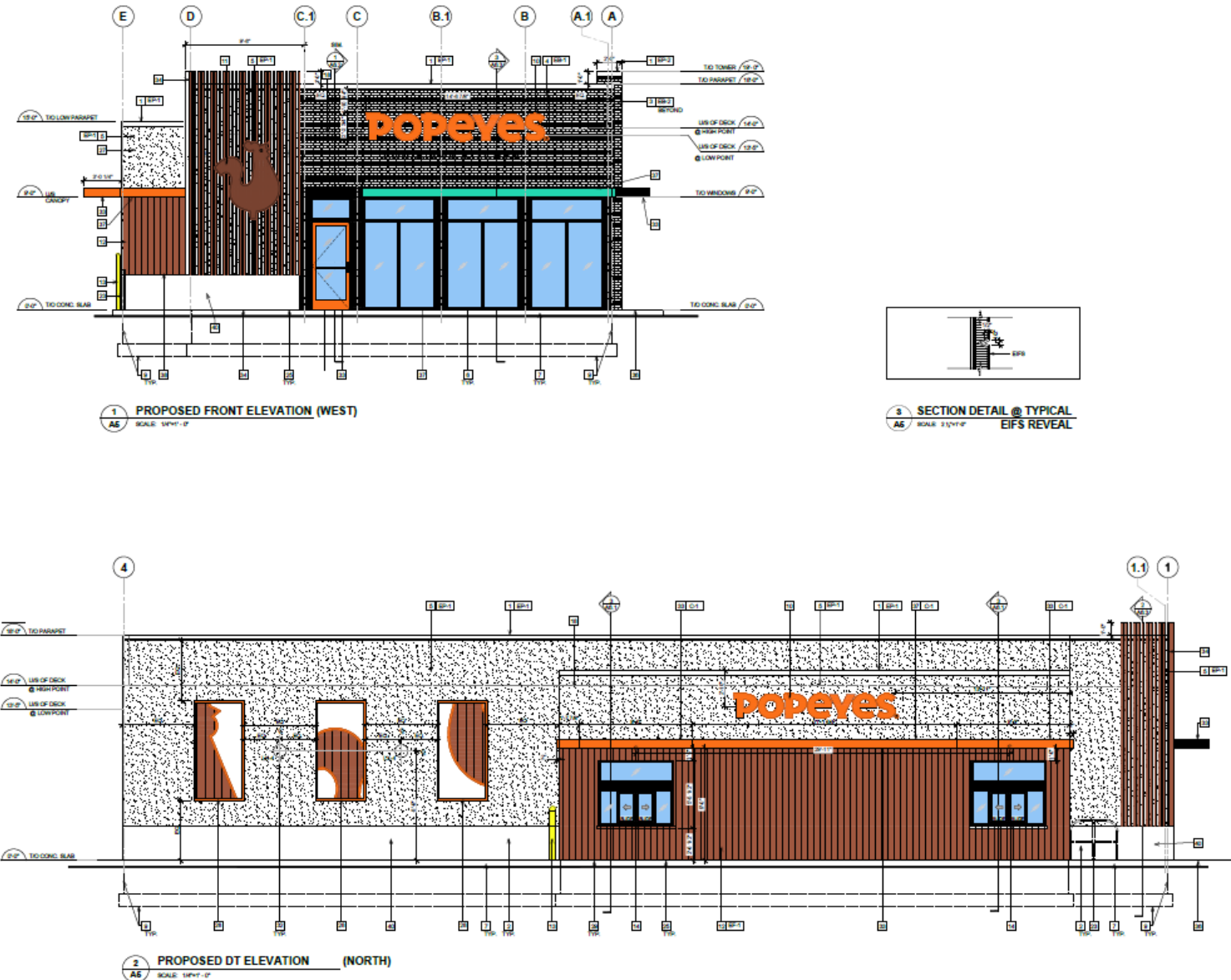
SITE PLAN



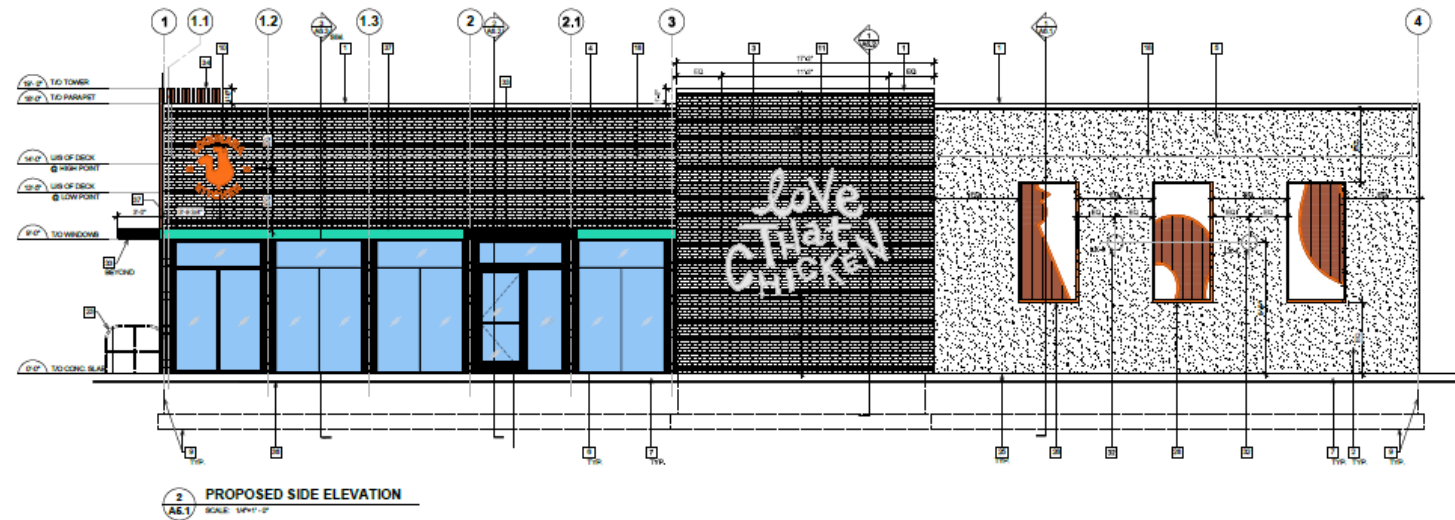
LANDSCAPE PLAN



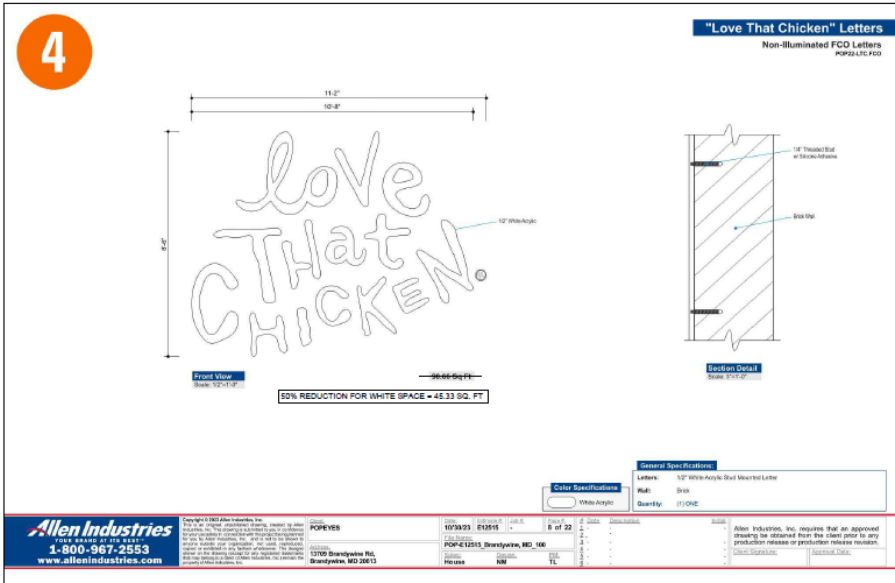
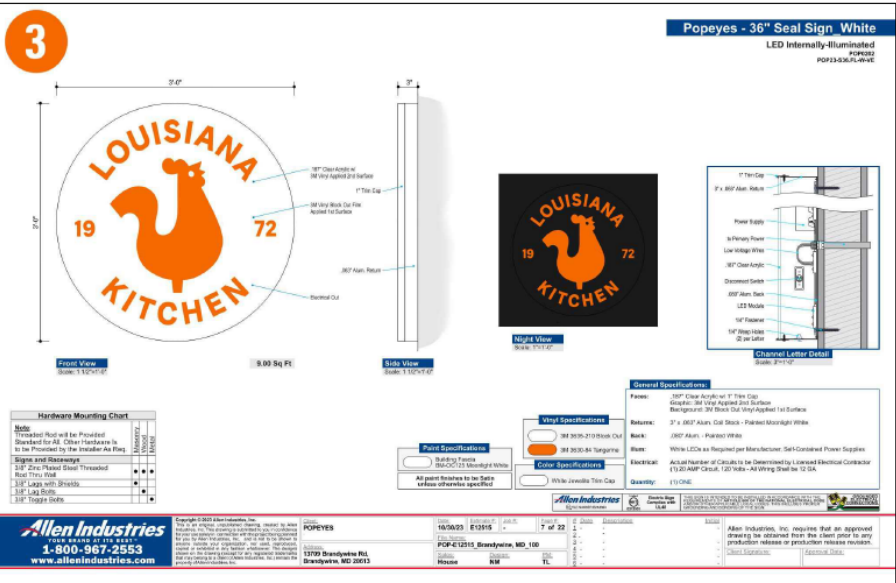
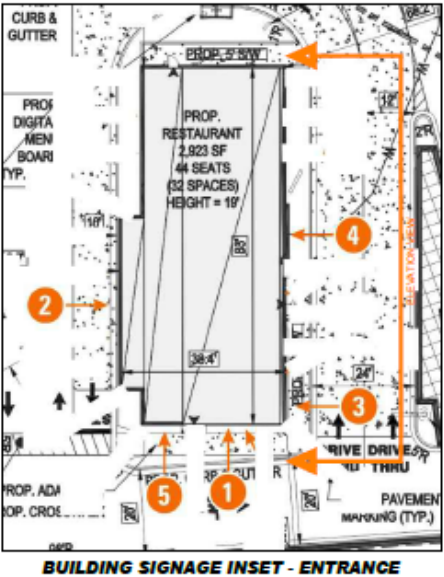
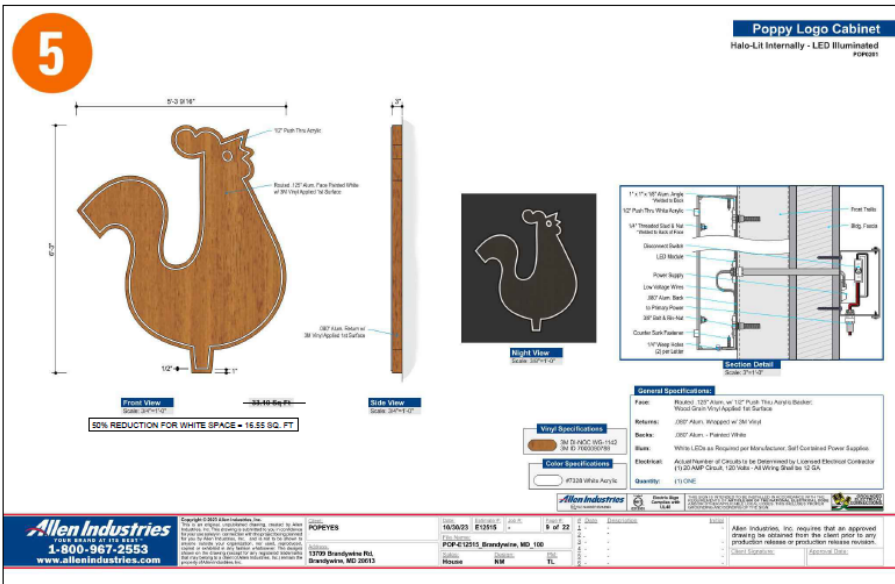
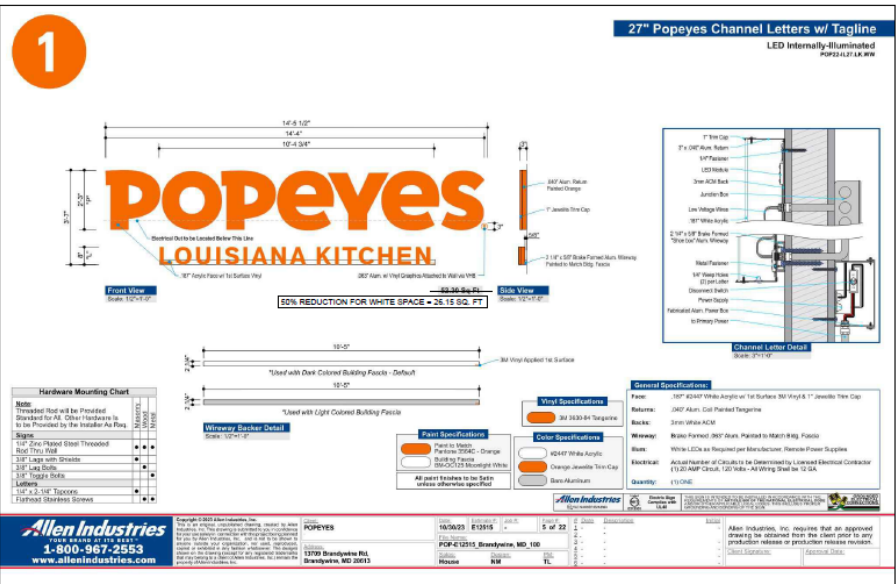
ELEVATIONS



ELEVATIONS



SIGNAGE



PHOTOMETRIC PLAN

Statistics

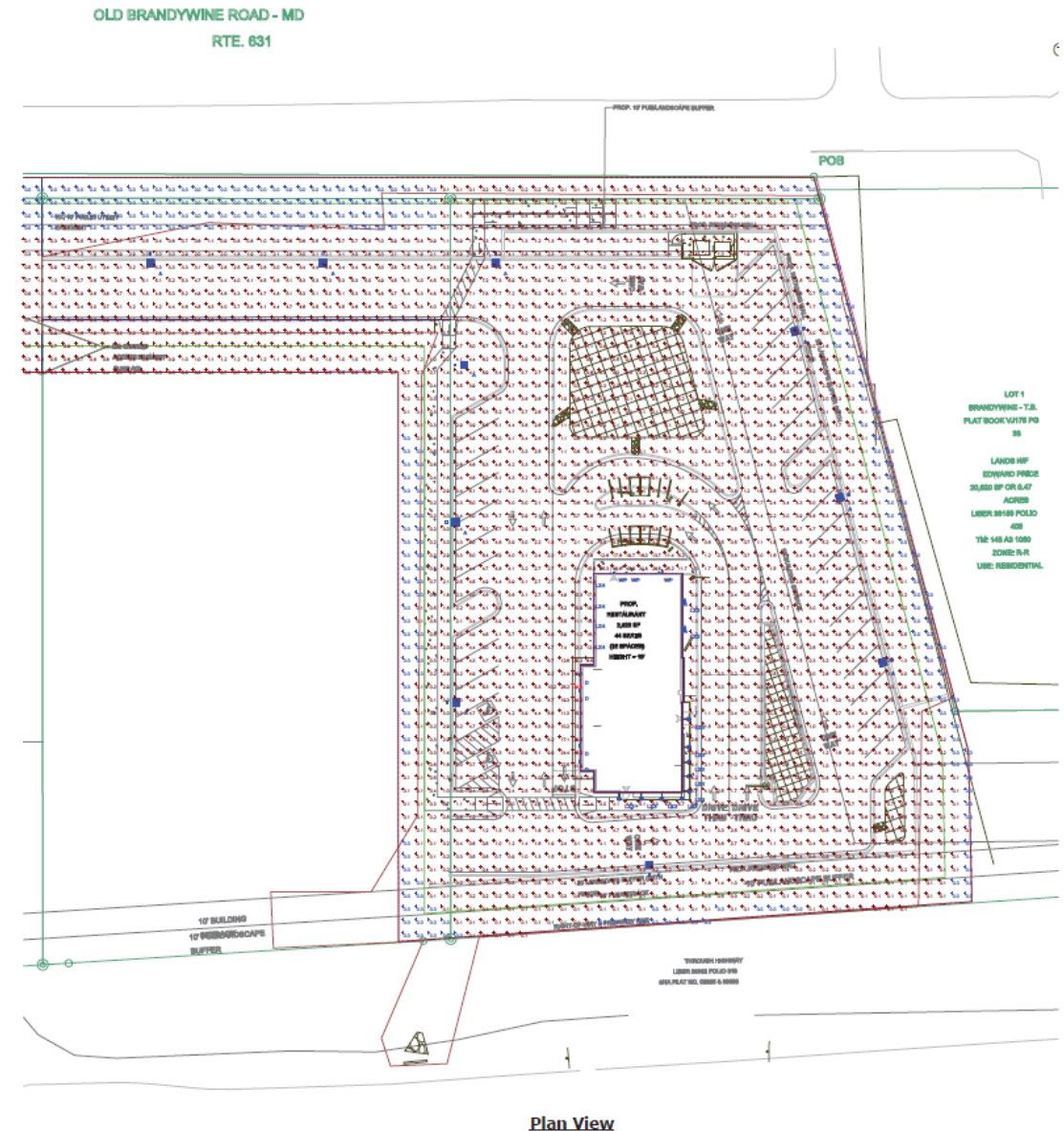
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.1 fc	48.0 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A		10	Lithonia Lighting	DSX1 LED P3 40K BLC MVOLT	DSX1 LED P3 40K BLC MVOLT	1	10309	1	102
□	D		4	LSI INDUSTRIES, INC.	GSR-06L-FT-40		1	5938	1	49
⊙	LX3		11	Cree Inc	A19-60W-P1-27K-E26-U1	60 Watt Equivalent, A19 Screw Base Lamp, with white opaque dome lens covering LED array, 2700K CCT	1	879	1	9.5
○	LX4		4	Cree Modules	LMH020-3000-40G9-00000TW	LMH2 Module with LMH020-HS00-0000-0000002 Heatsink	1	4002	0.75	31
○	WP		3	WESTGATE MFG	LWAX-MD-50W -120V	LWAX-MD-50W -120V	1	6072	1	50.05

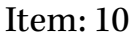
Note

1. ALL LIGHT FIXTURES ON THIS PLAN ARE FULL CUT-OFF AND DIRECTED DOWNWARD TO REDUCE GLARE AND LIGHT SPILL-OVER.



Plan View

TYPE II TREE CONSERVATION PLAN



REMAND POINTS

The Order of Remand found the Board's "conditional" approval of DSP-19031-02 was not based on substantial evidence of record because, among other things, the Applicant failed, in the first instance, as the Board concedes, to comply with numerous mandatory submittal requirements under PGCC § 27-282—and by extension—conditions of Zoning Ordinance 1-1996 or A-9920.

STAFF RECOMMENDATION ON REMAND

APPROVAL

- DSP-19031-02 with conditions
- AC-24001
- TCP2-026-2018-02

Major/Minor Issues:

- None

Applicant Required Mailings:

- Information Mailing: 05/06/2021
- Acceptance Mailing: 01/10/2024