

# MCDONALD'S AGER ROAD - REMANDED

Detailed Site Plan

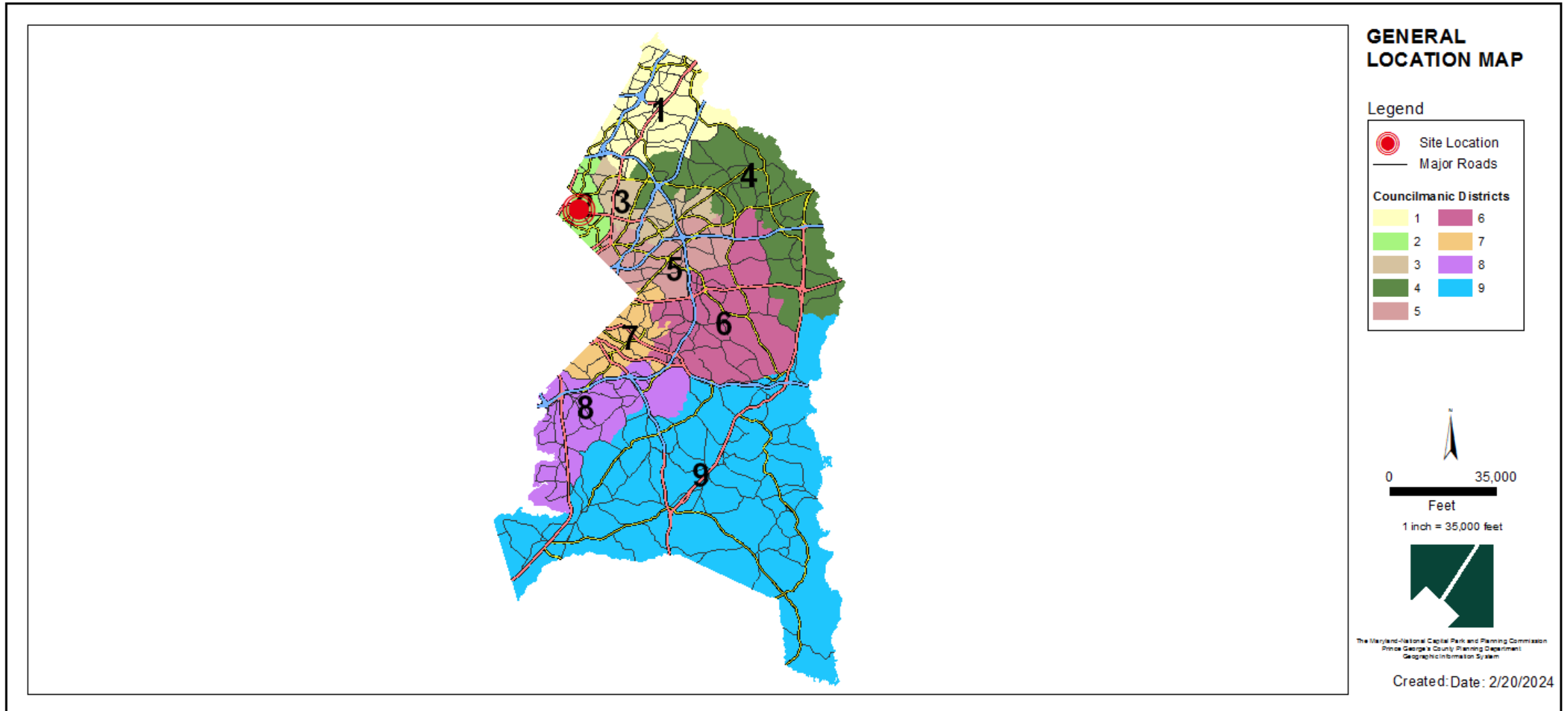
Staff Recommendation: APPROVAL with Conditions



# GENERAL LOCATION MAP

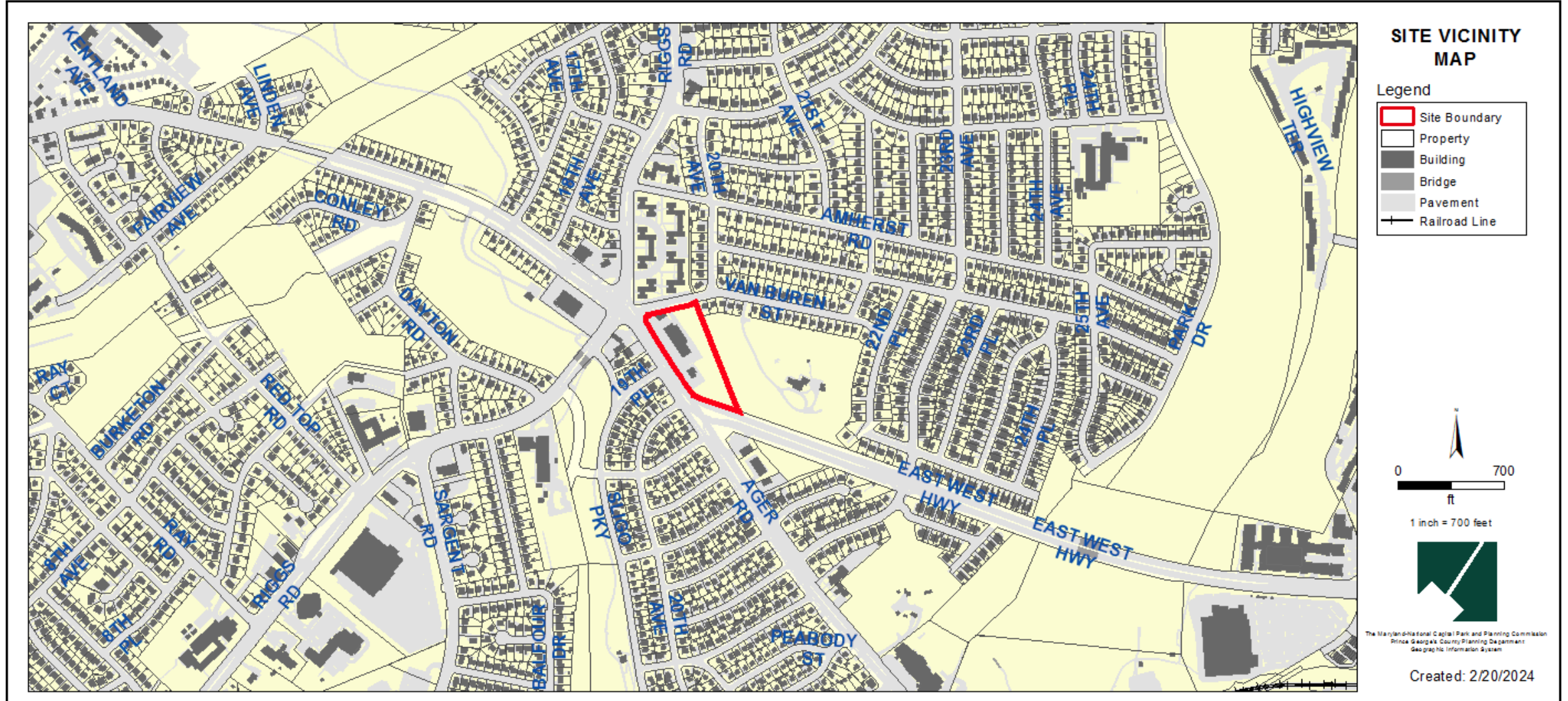
Council District: 02

Planning Area: 065



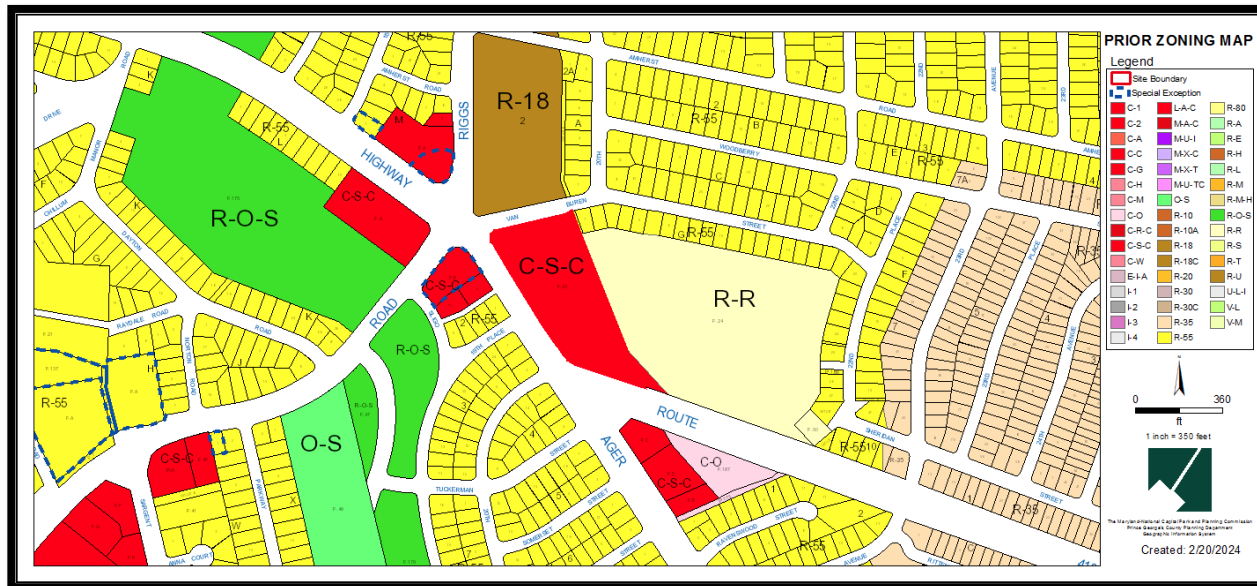


# SITE VICINITY MAP

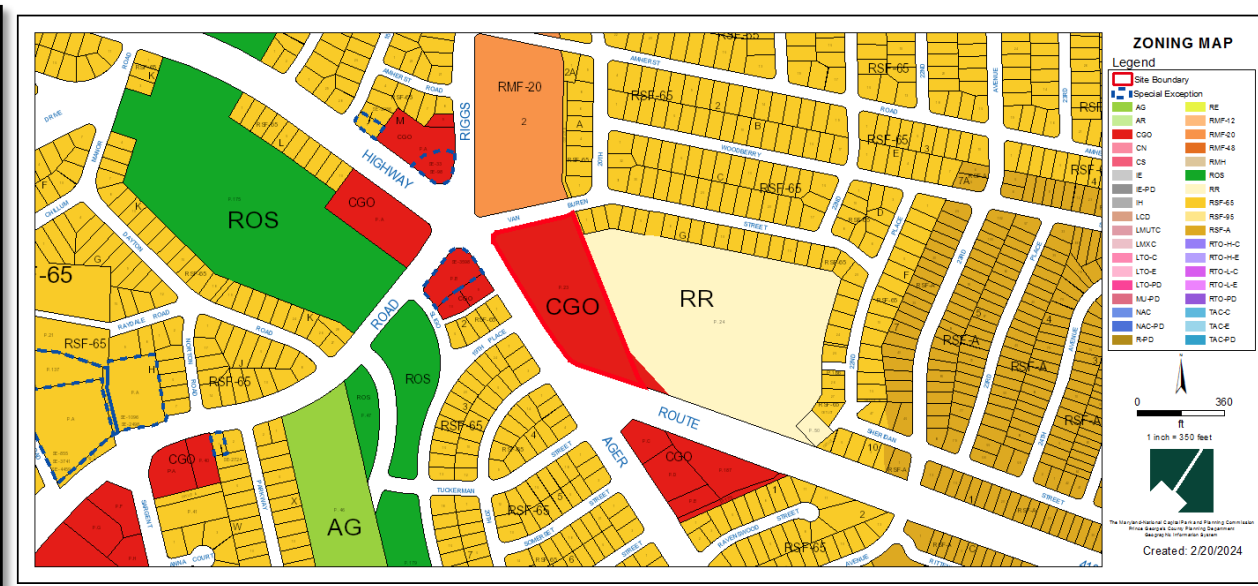


# ZONING MAP (PRIOR AND CURRENT)

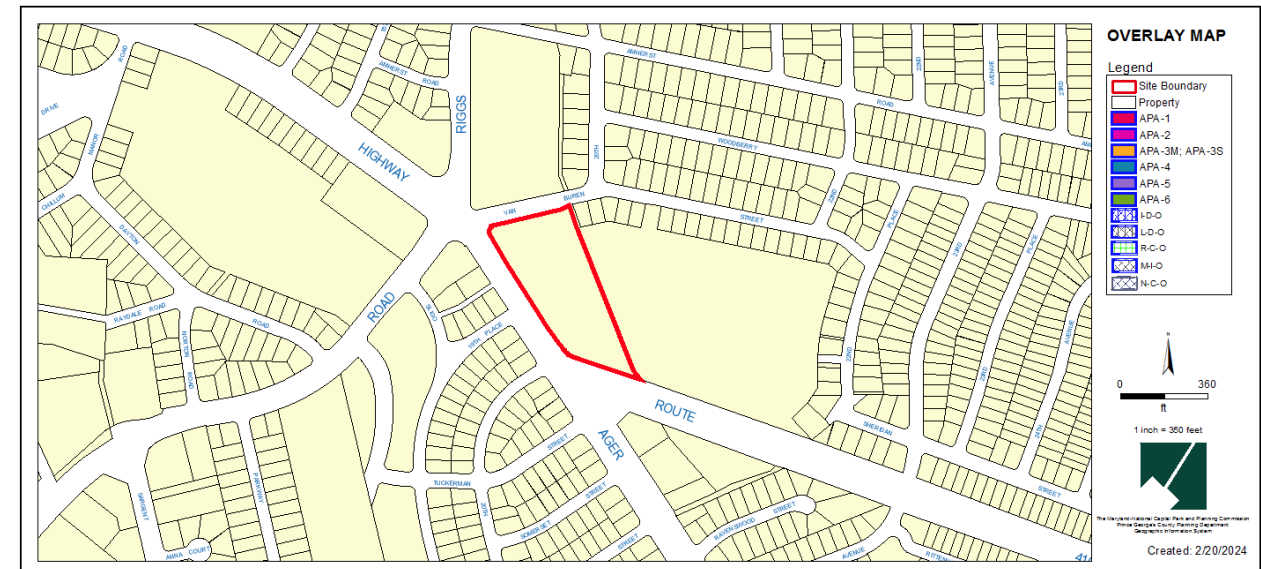
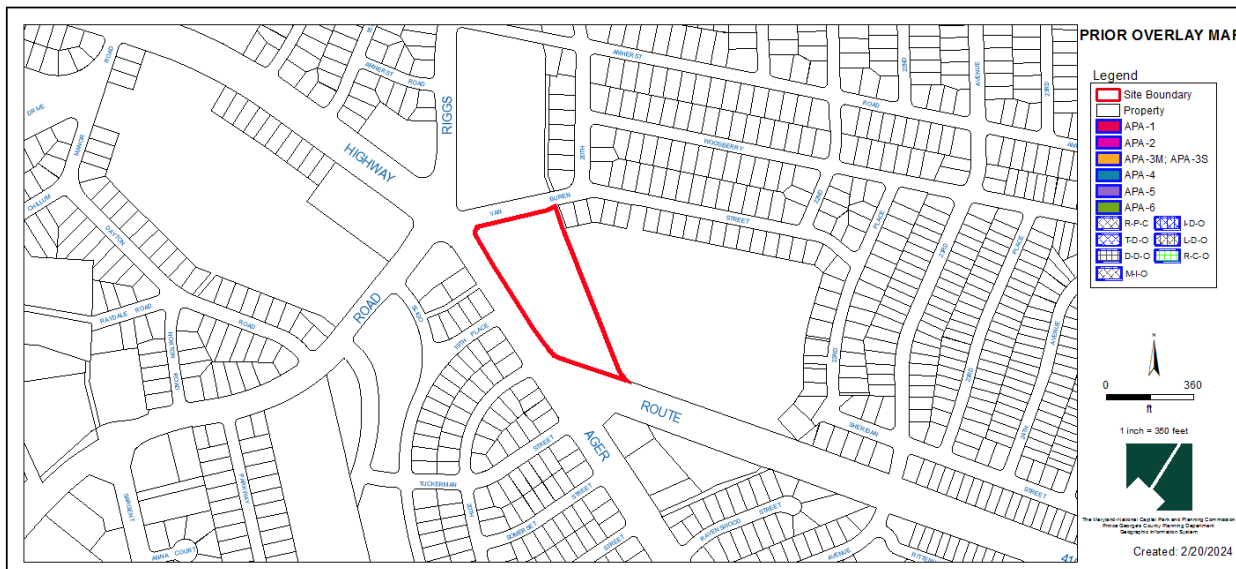
Prior Zoning: C-S-C



Current Zoning: CGO

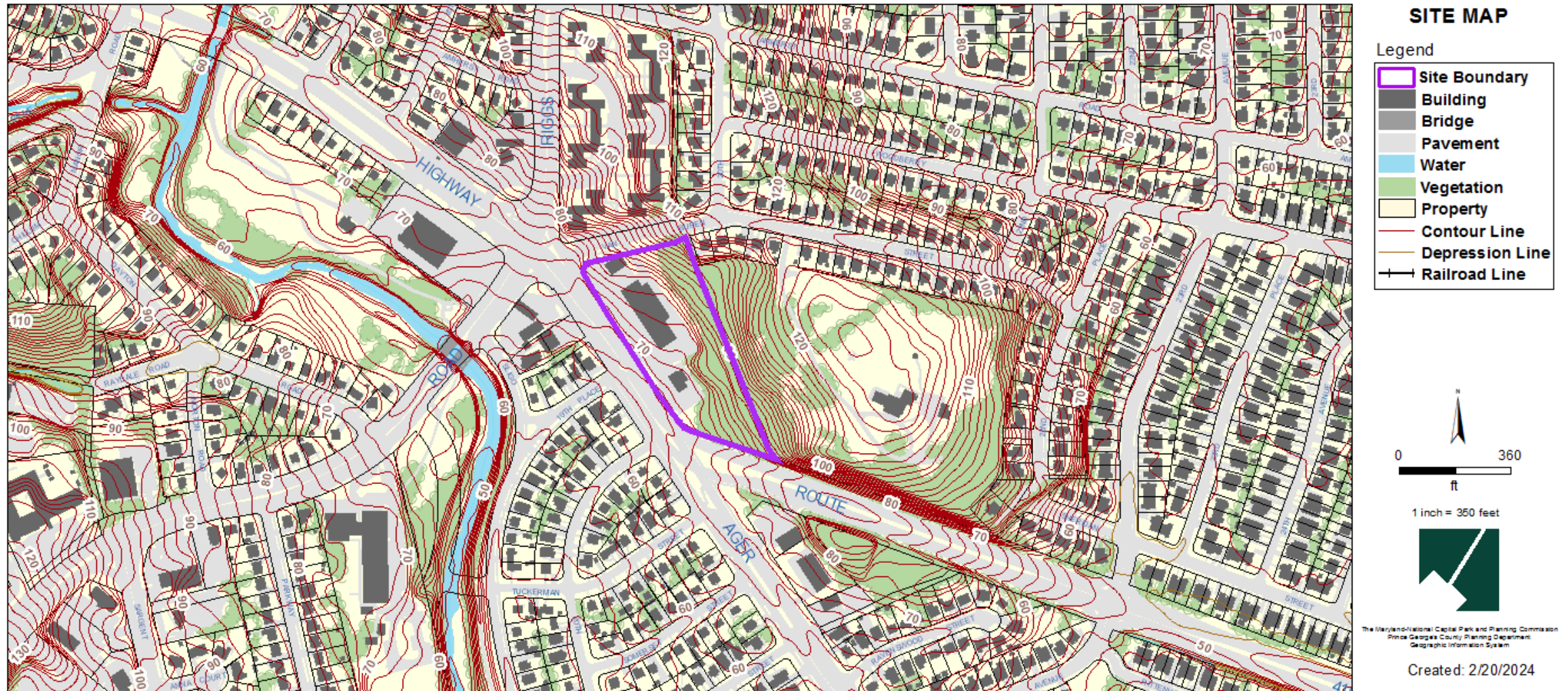


# OVERLAY MAP (PRIOR AND CURRENT)

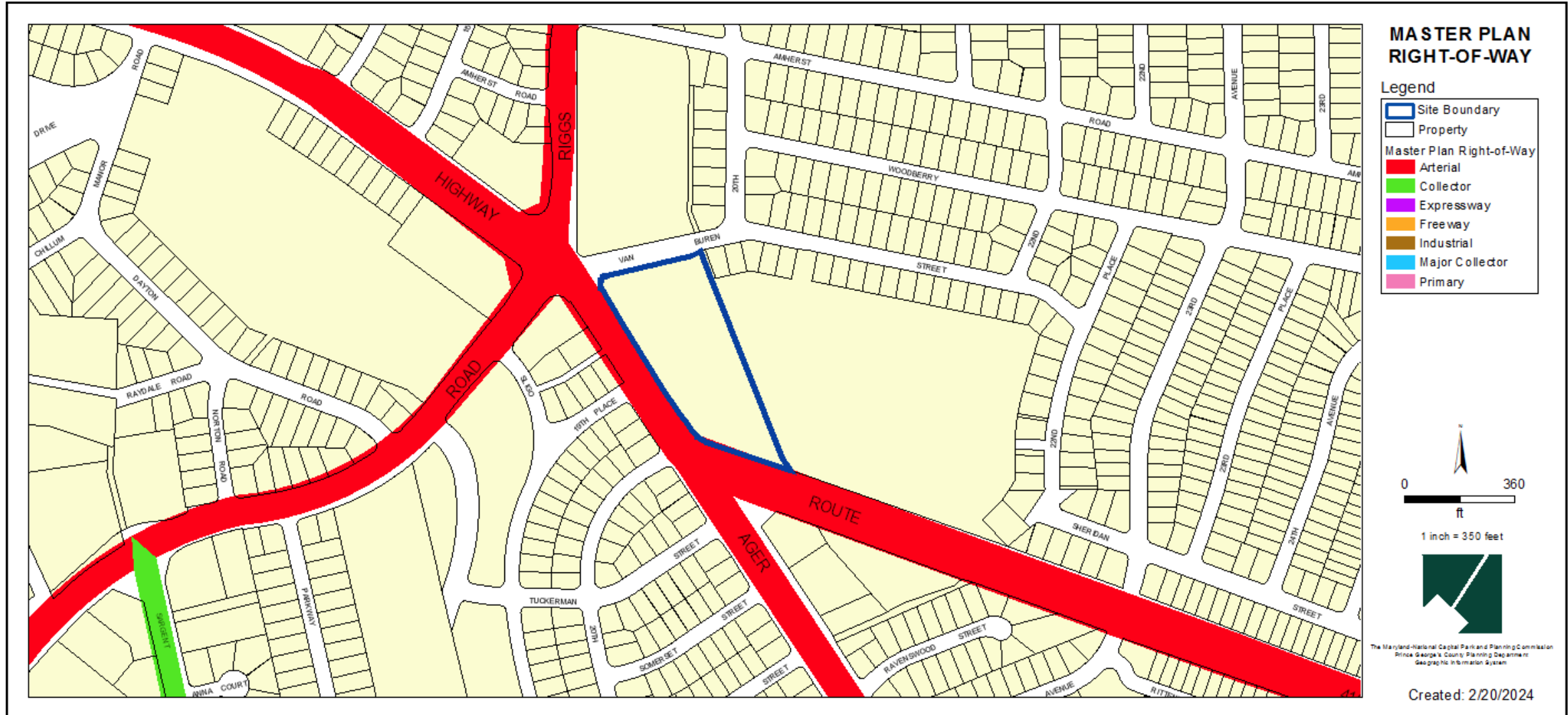




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP





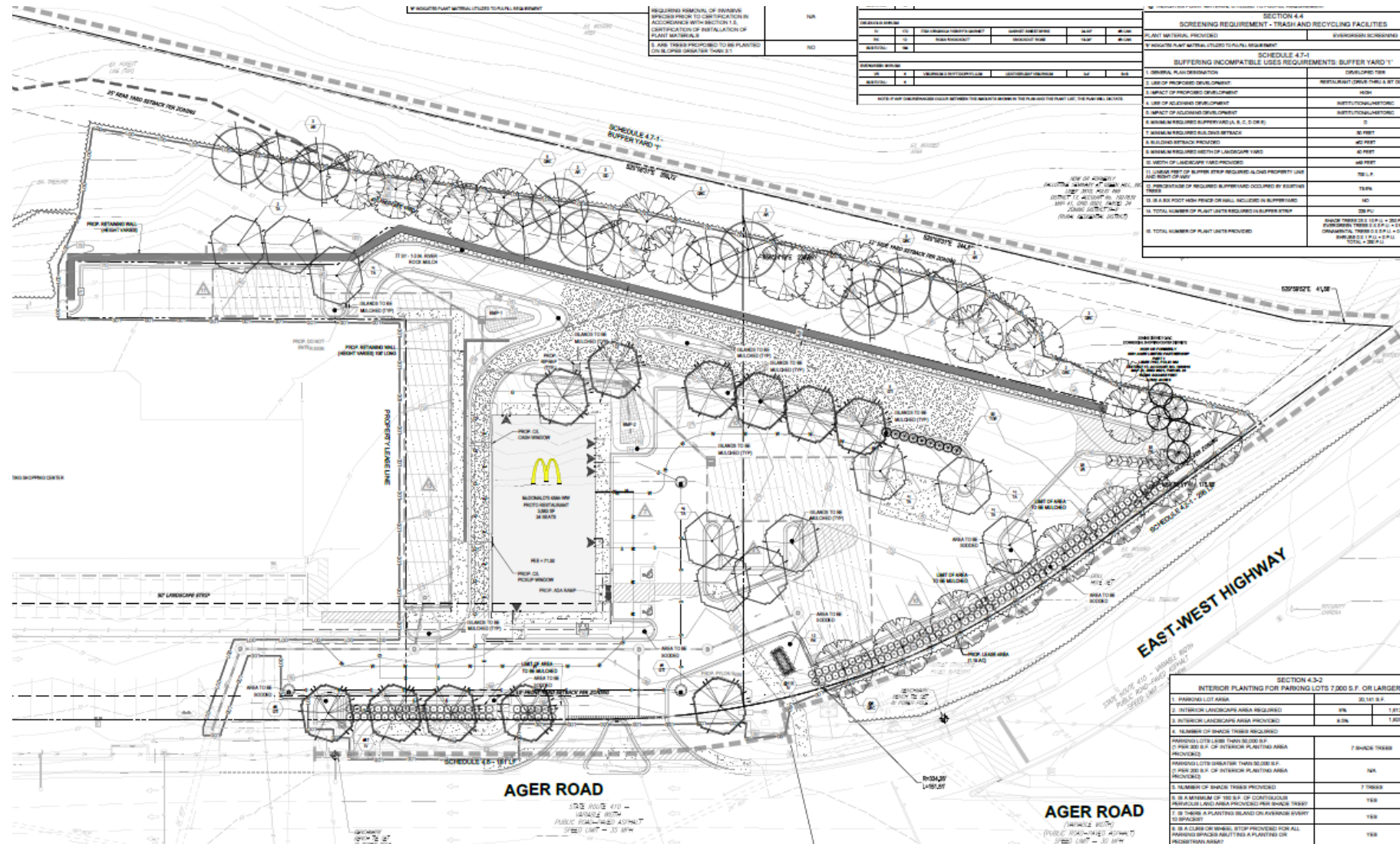
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED







# LANDSCAPE PLAN





# ELEVATIONS

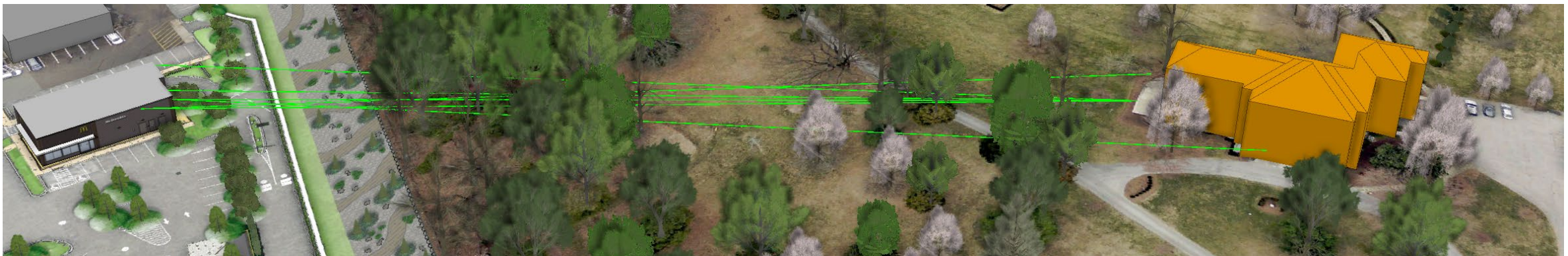


# ELEVATIONS



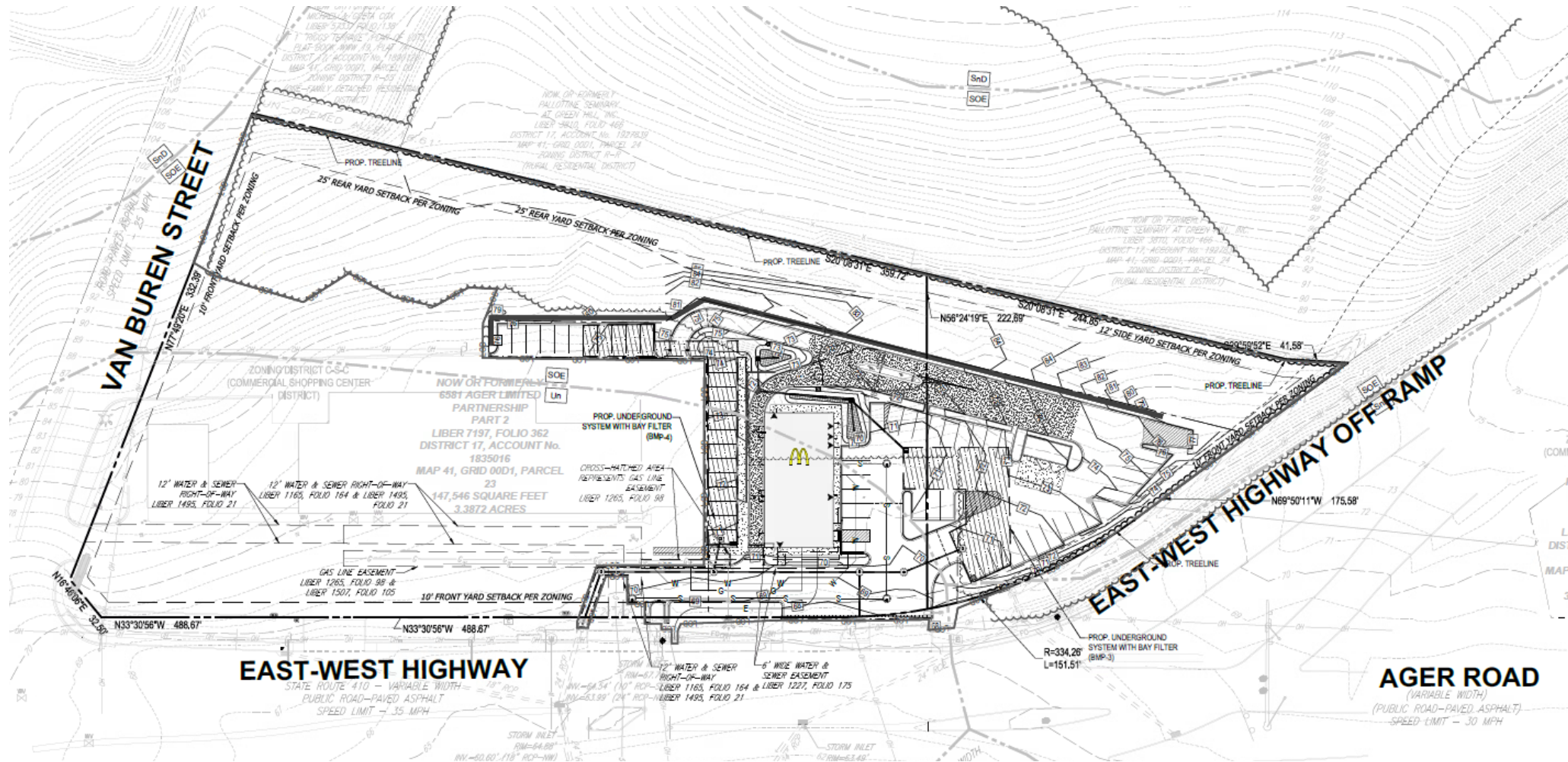


# 3D VISIBILITY ANALYSIS FROM HISTORIC



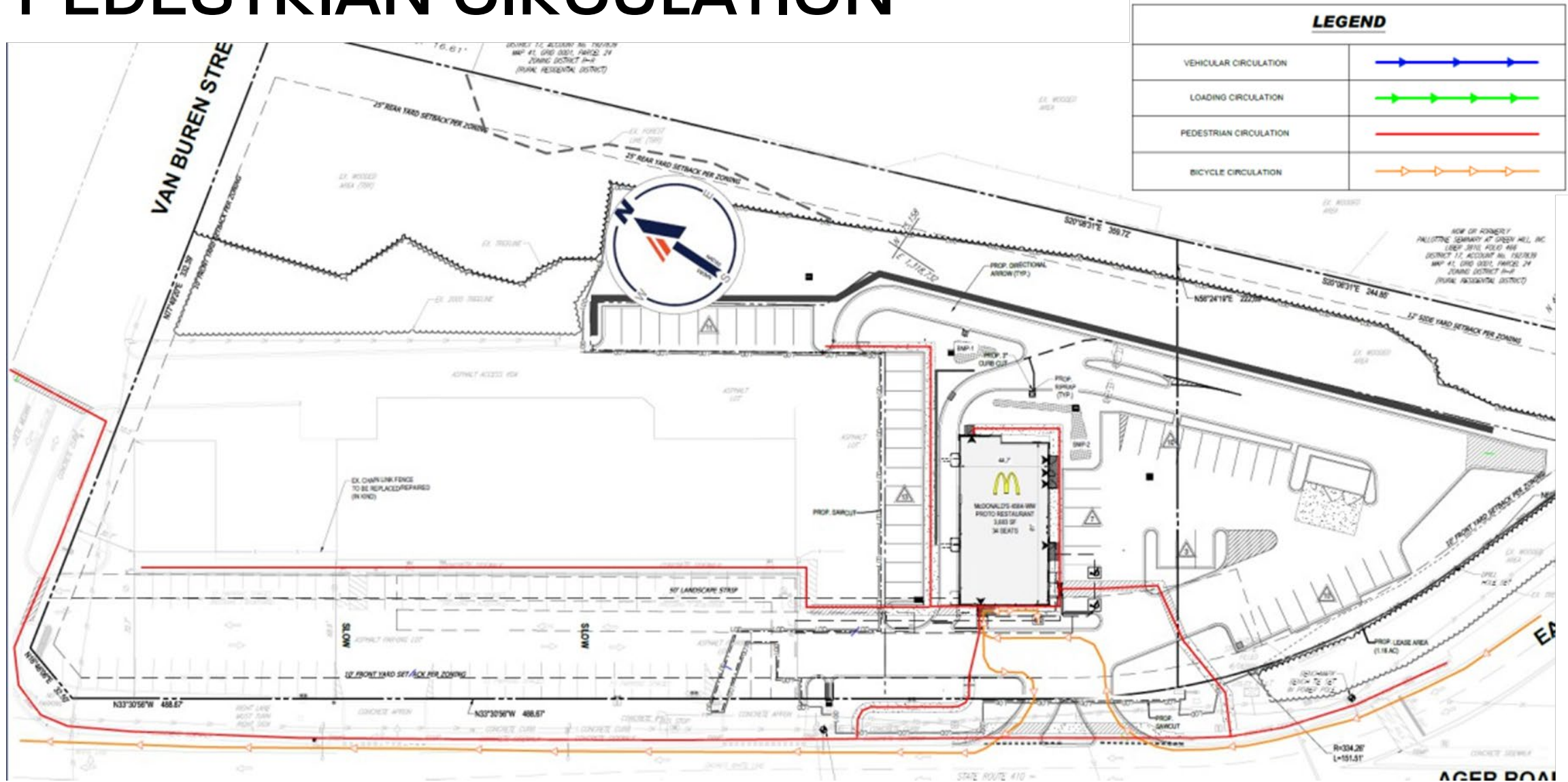


# TYPE II TREE CONSERVATION PLAN

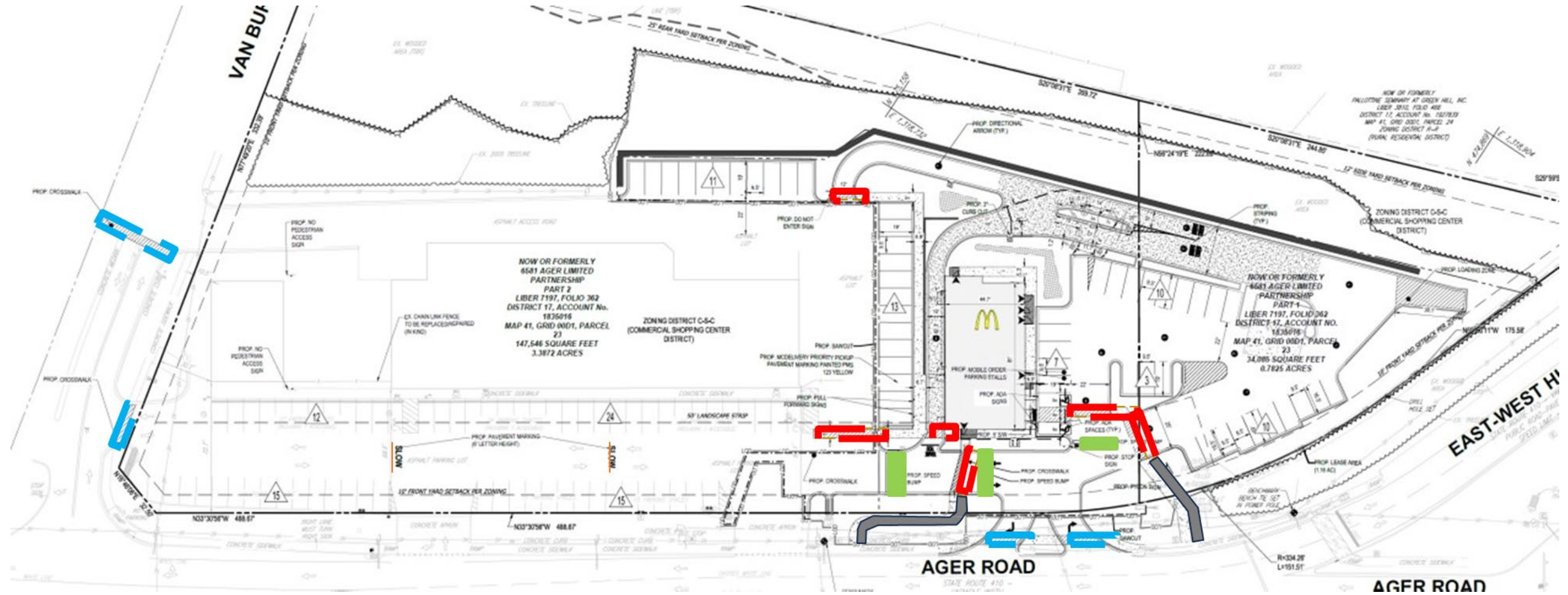




# PEDESTRIAN CIRCULATION

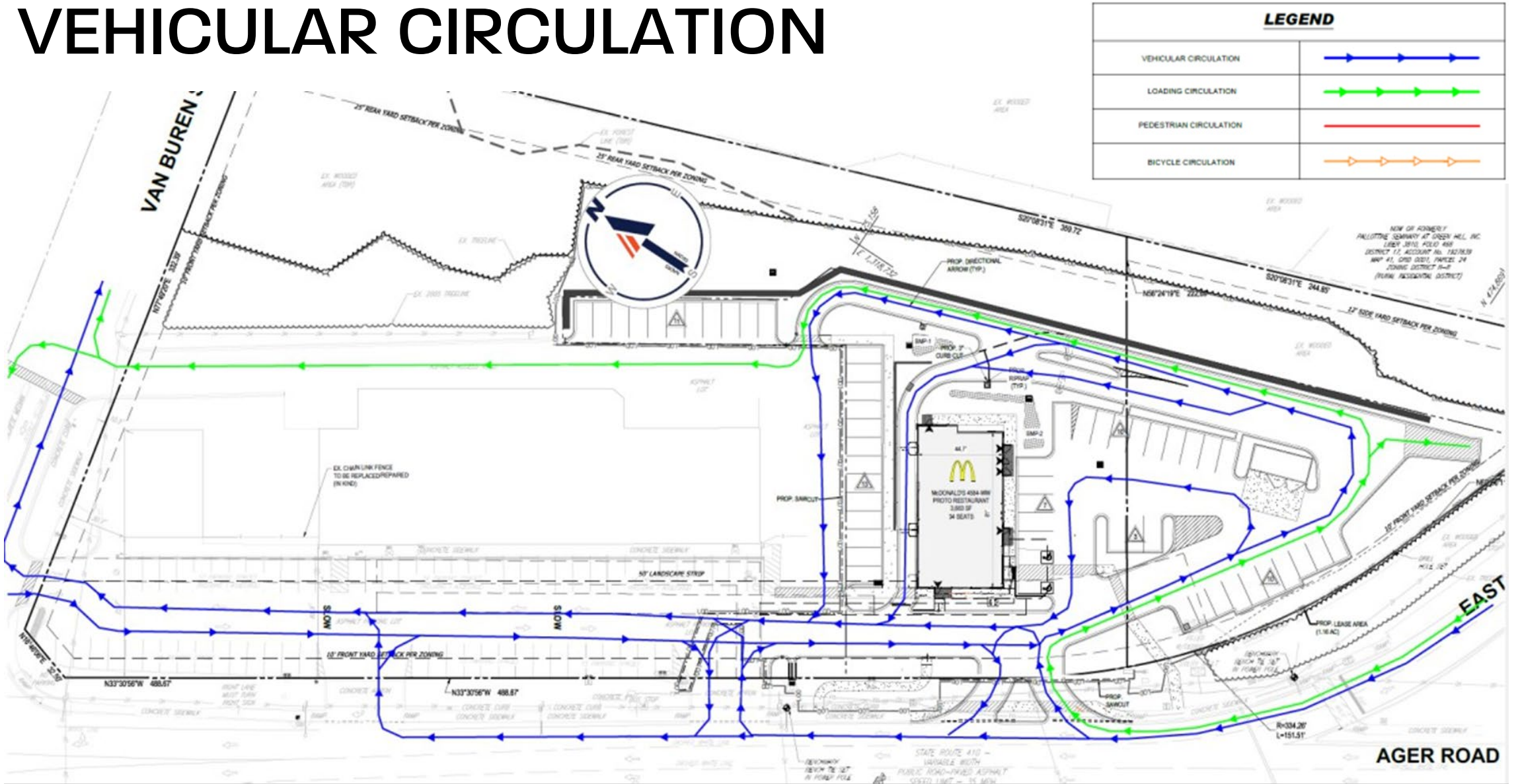


# PEDESTRIAN CIRCULATION

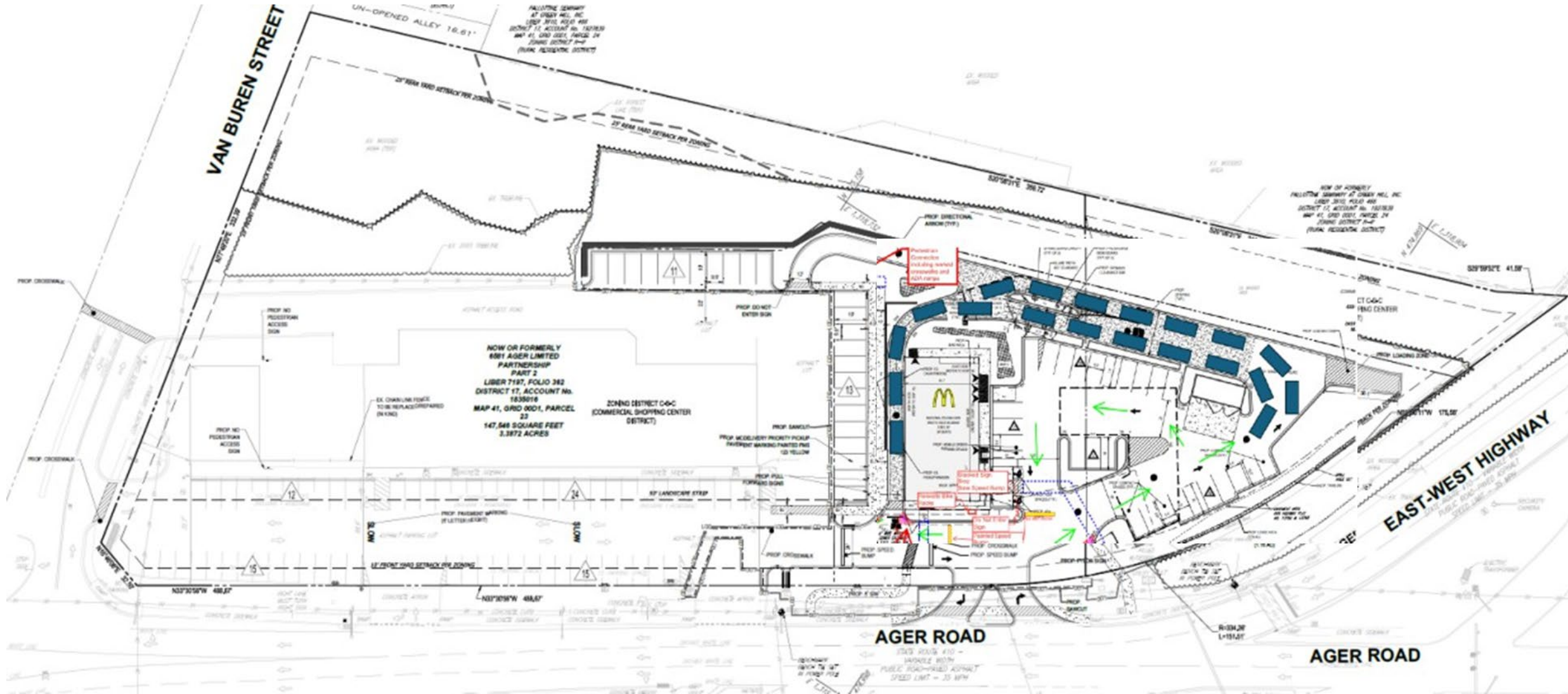




# VEHICULAR CIRCULATION

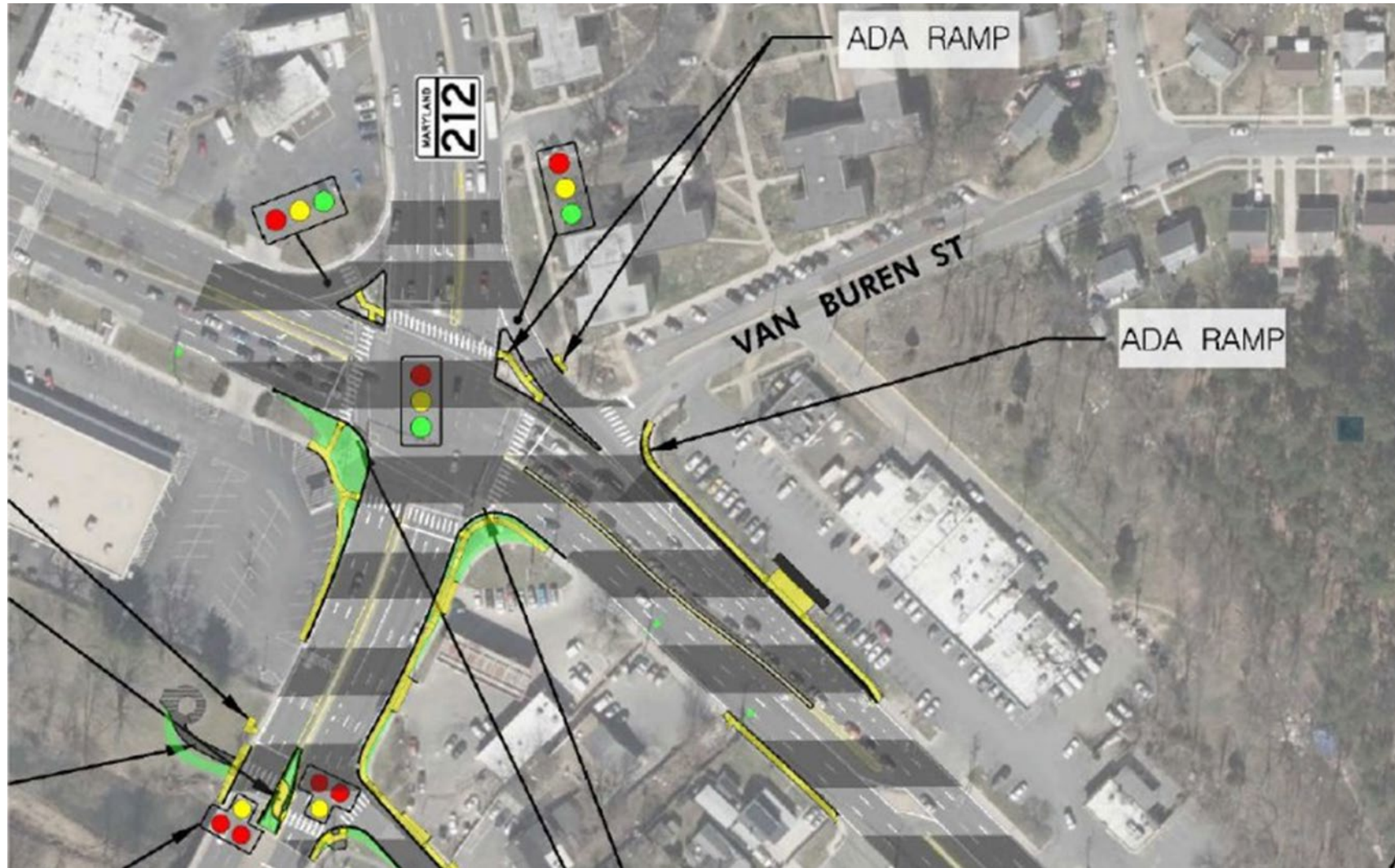


# DRIVE-THROUGH QUEUING ANALYSIS



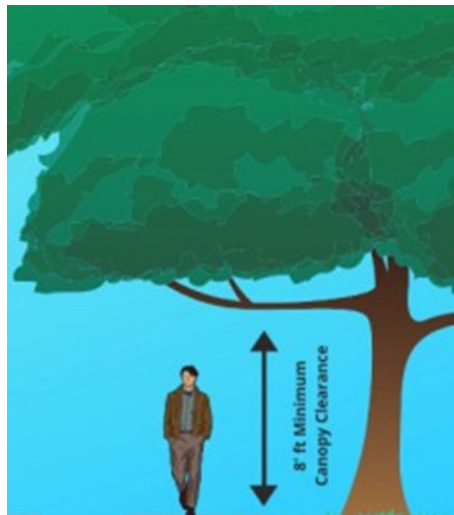
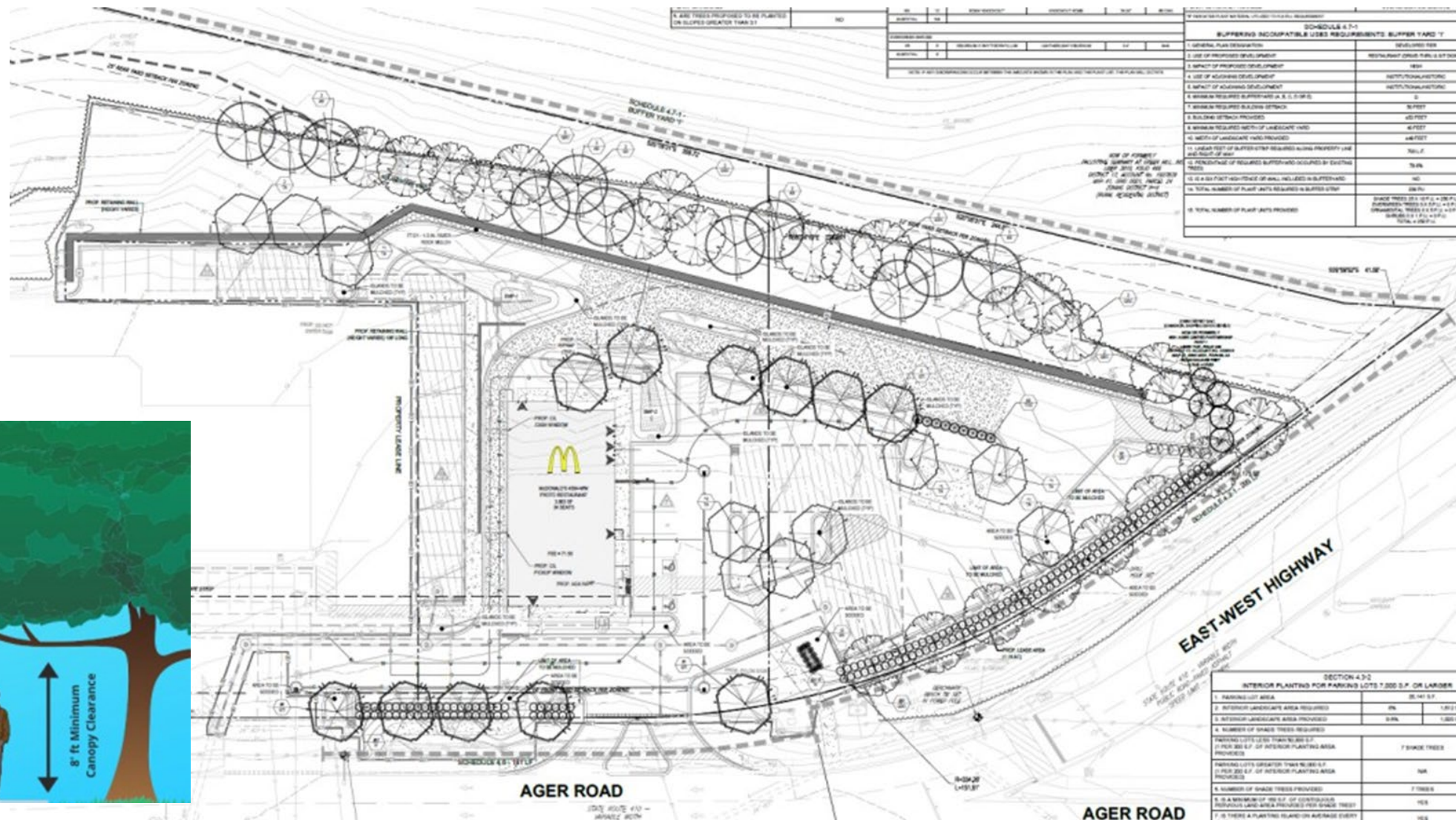


# SHA- ASSOCIATED CONCEPT DRAWING





# 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

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# 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