SEAFOOD SUBS & SIDES

CP-21004 & SP-210002

Detailed Site Plan DSP-21025

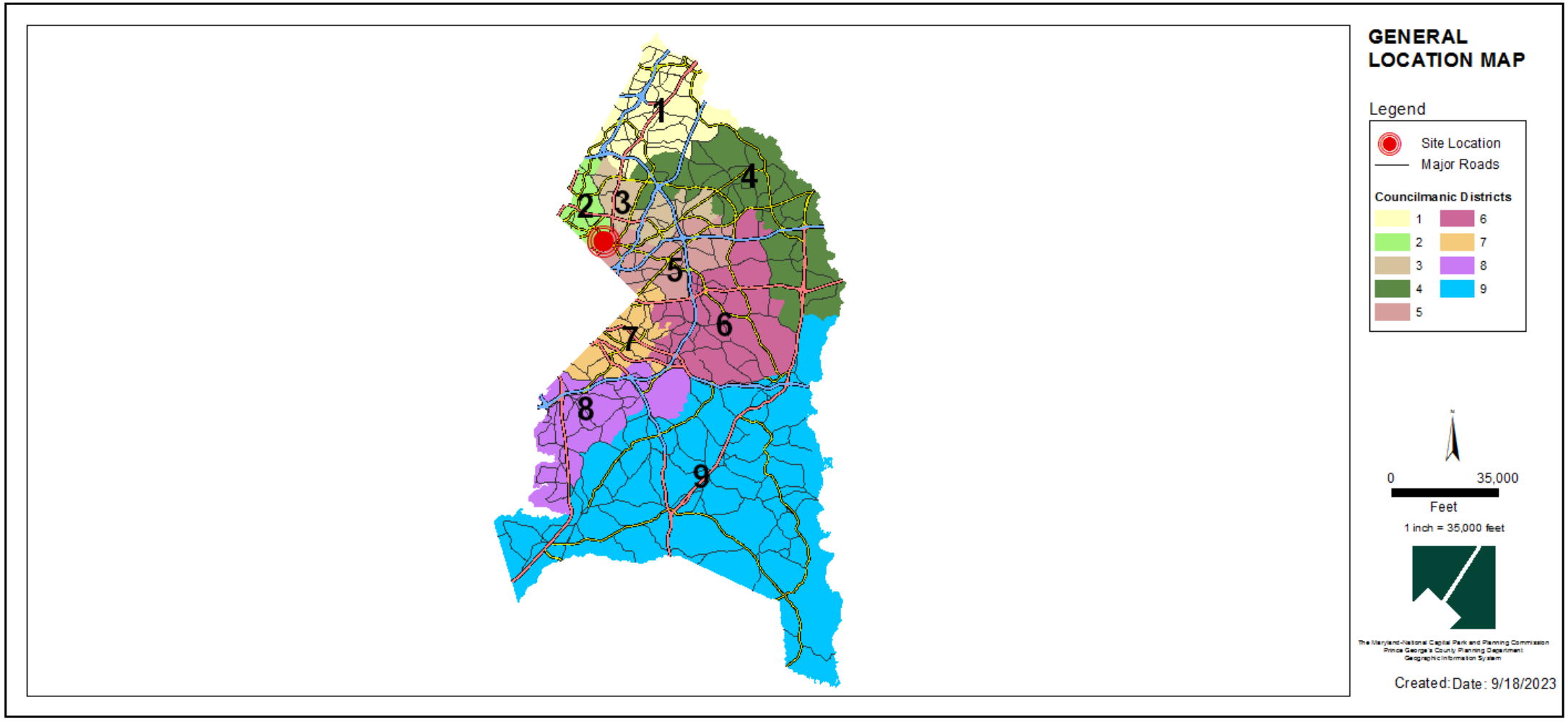
Conservation Plan CP-21004/Special Permit SP-210002

Staff Recommendation: APPROVAL with conditions

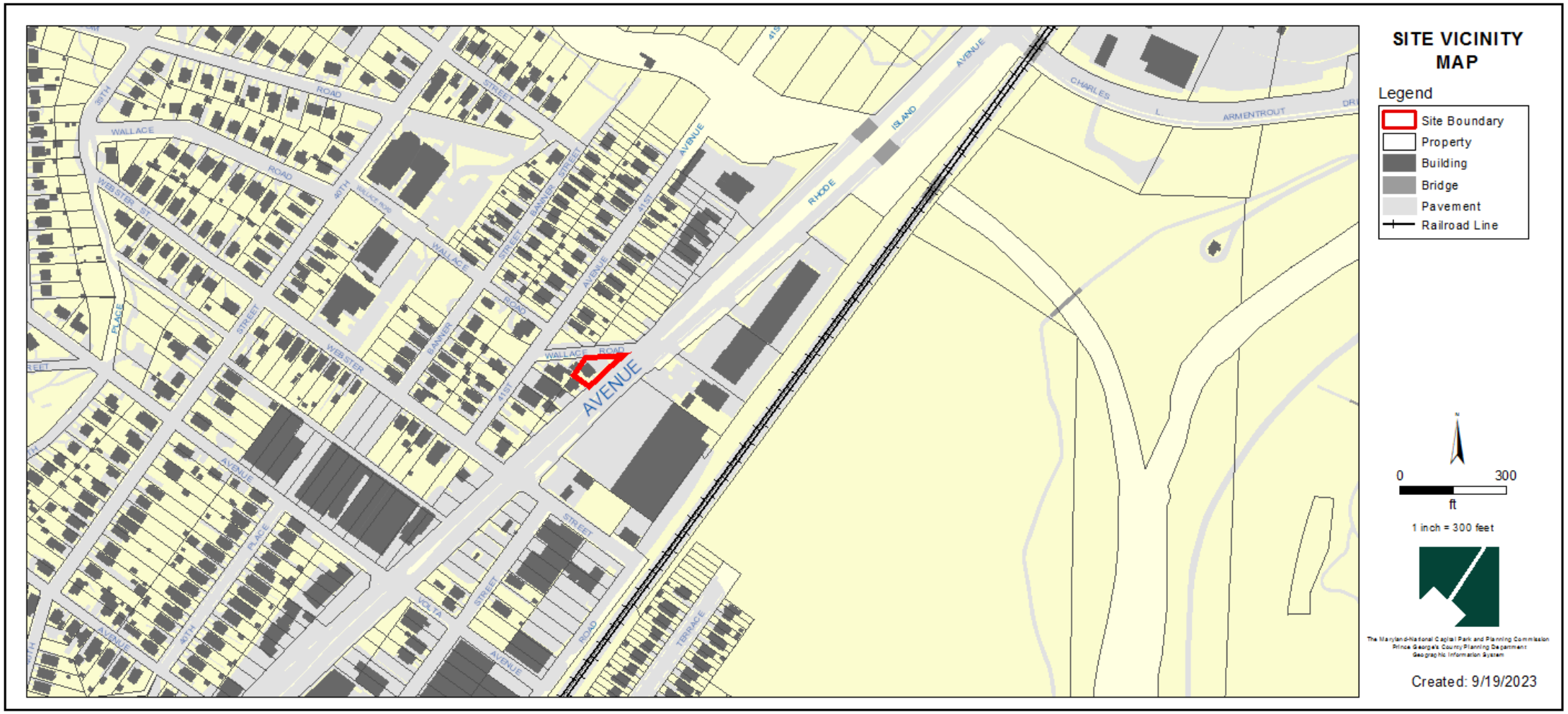
GENERAL LOCATION MAP

Council District: 02

Planning Area: 68



SITE VICINITY MAP



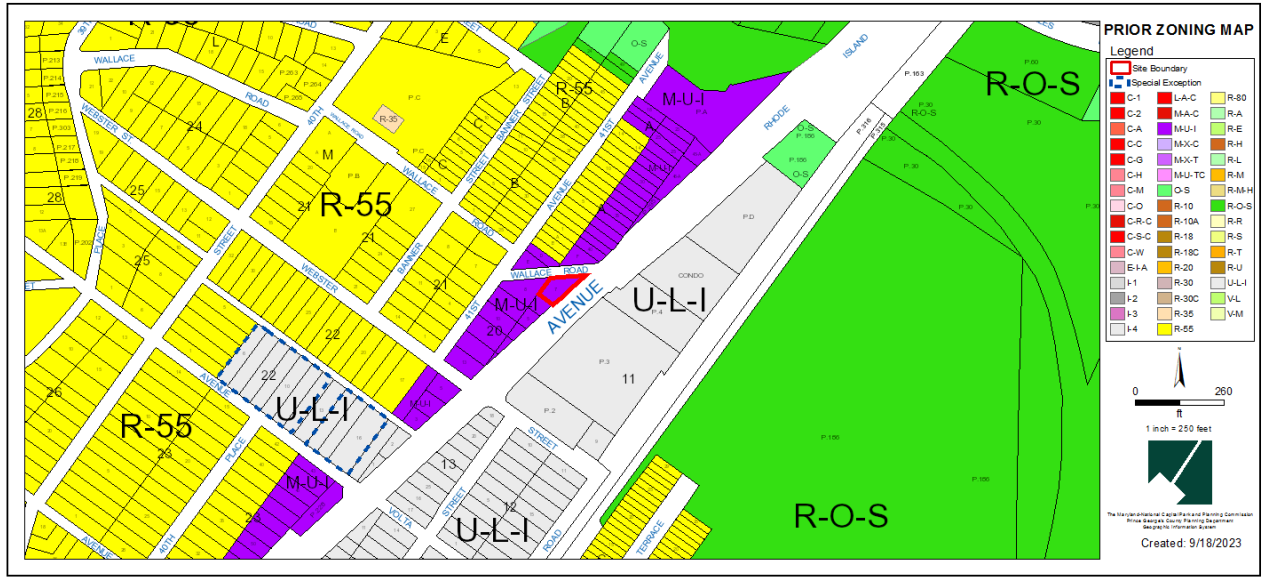
ZONING MAP (CURRENT & PRIOR)

Current Property Zone: NAC

Prior Property Zone: M-U-I

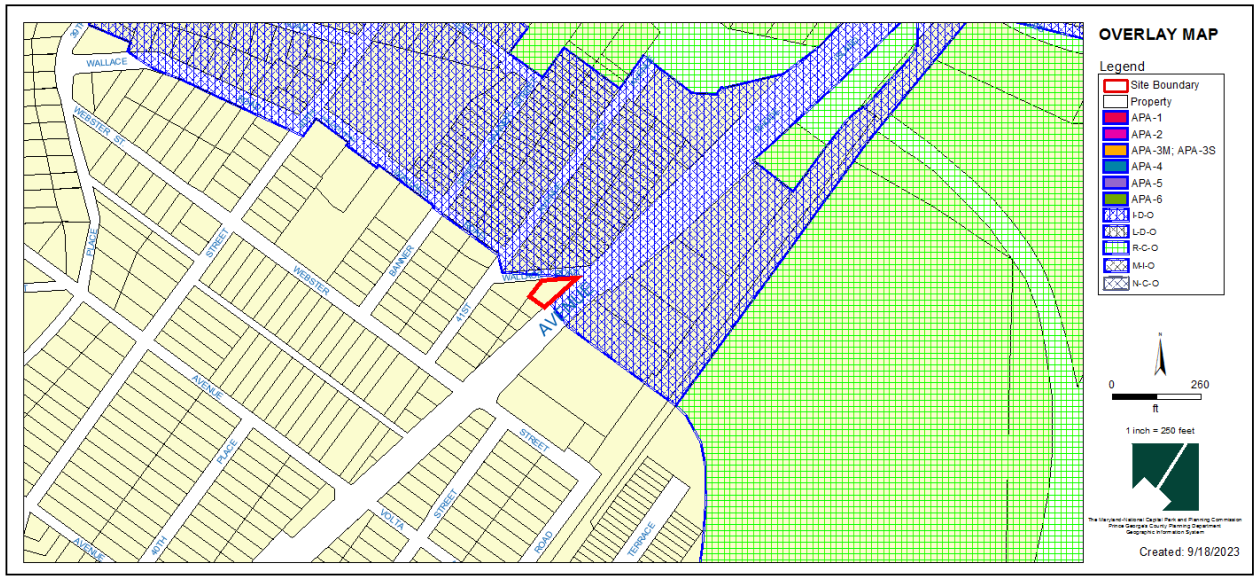
CURRENT ZONING MAP

PRIOR ZONING MAP

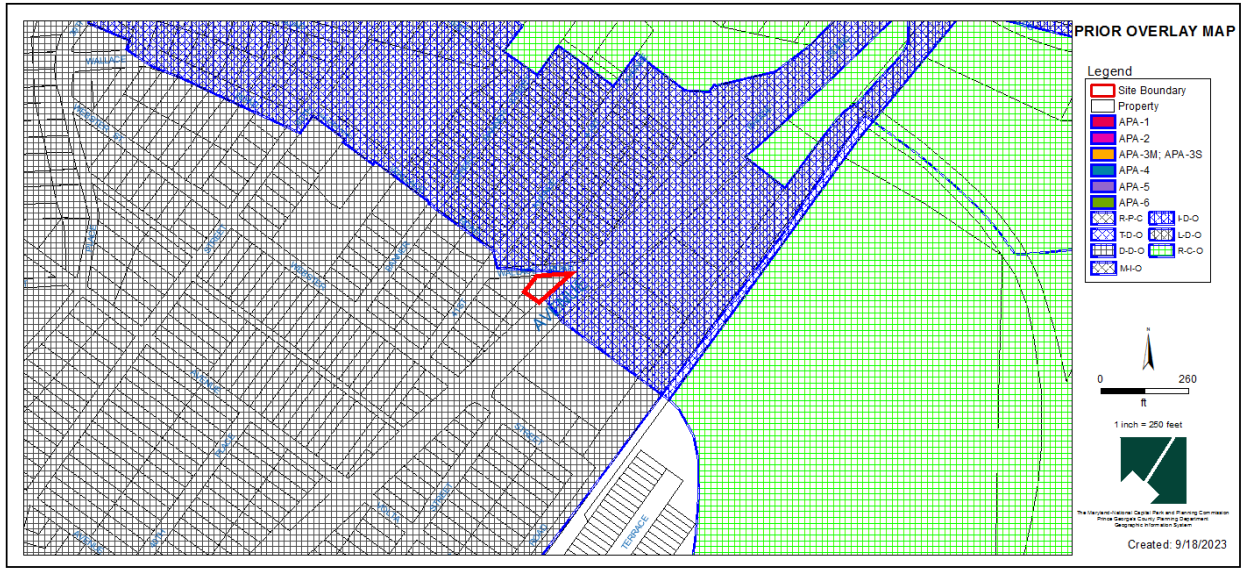


OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP (N/A)



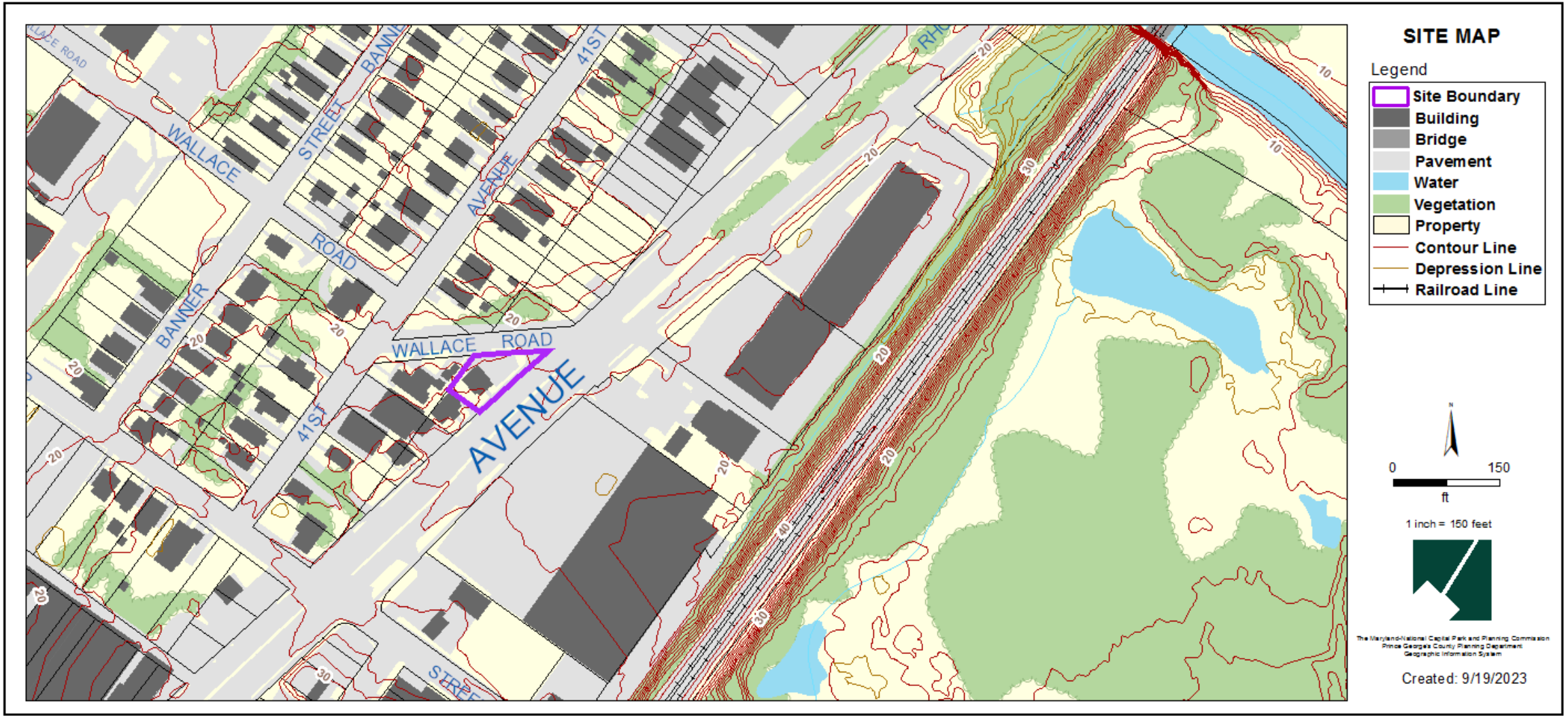
PRIOR OVERLAY MAP (D-D-O)



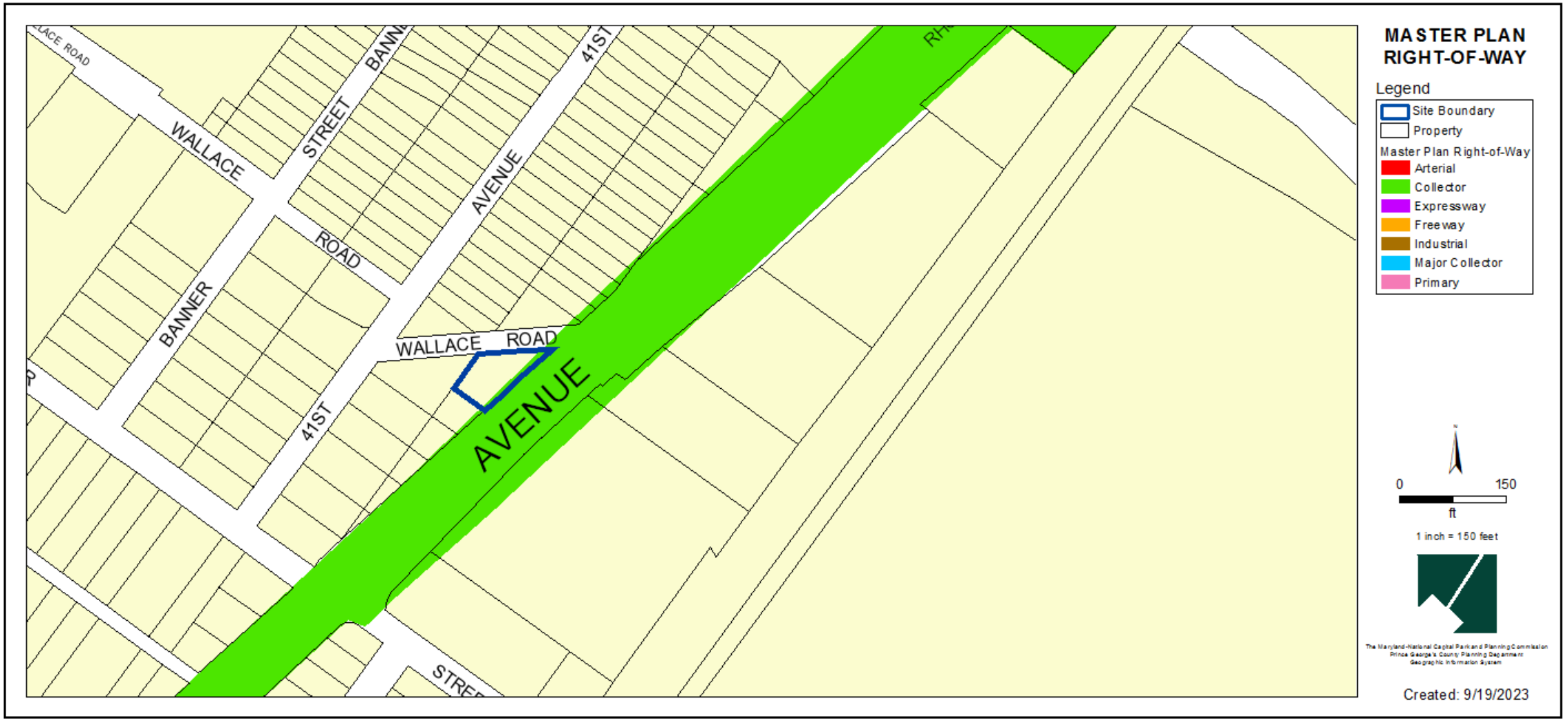
AERIAL MAP

WALLACE
ROAD
BANNER
41ST
AVENUE
STREET
AERIAL MAP
Legend
Site Boundary
Property
IMAGERY FROM
May 2023
0
150
ft
1 inch = 150 feet
Created: 9/19/2023

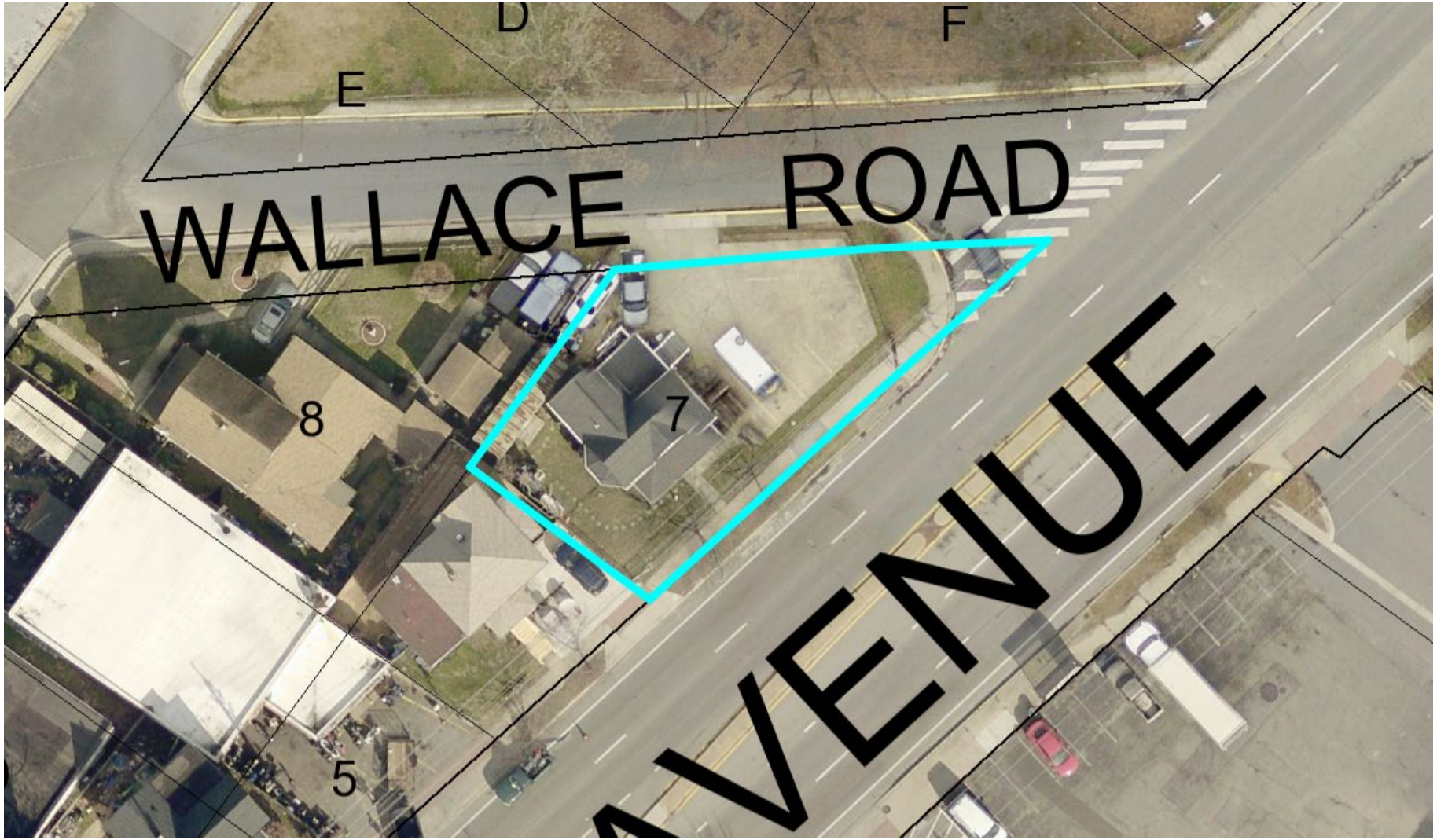
SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
WALLACE ROAD
AVENUE
41ST
BANNER
STREET
0
150
ft
1 inch = 150 feet
Created: 9/19/2023

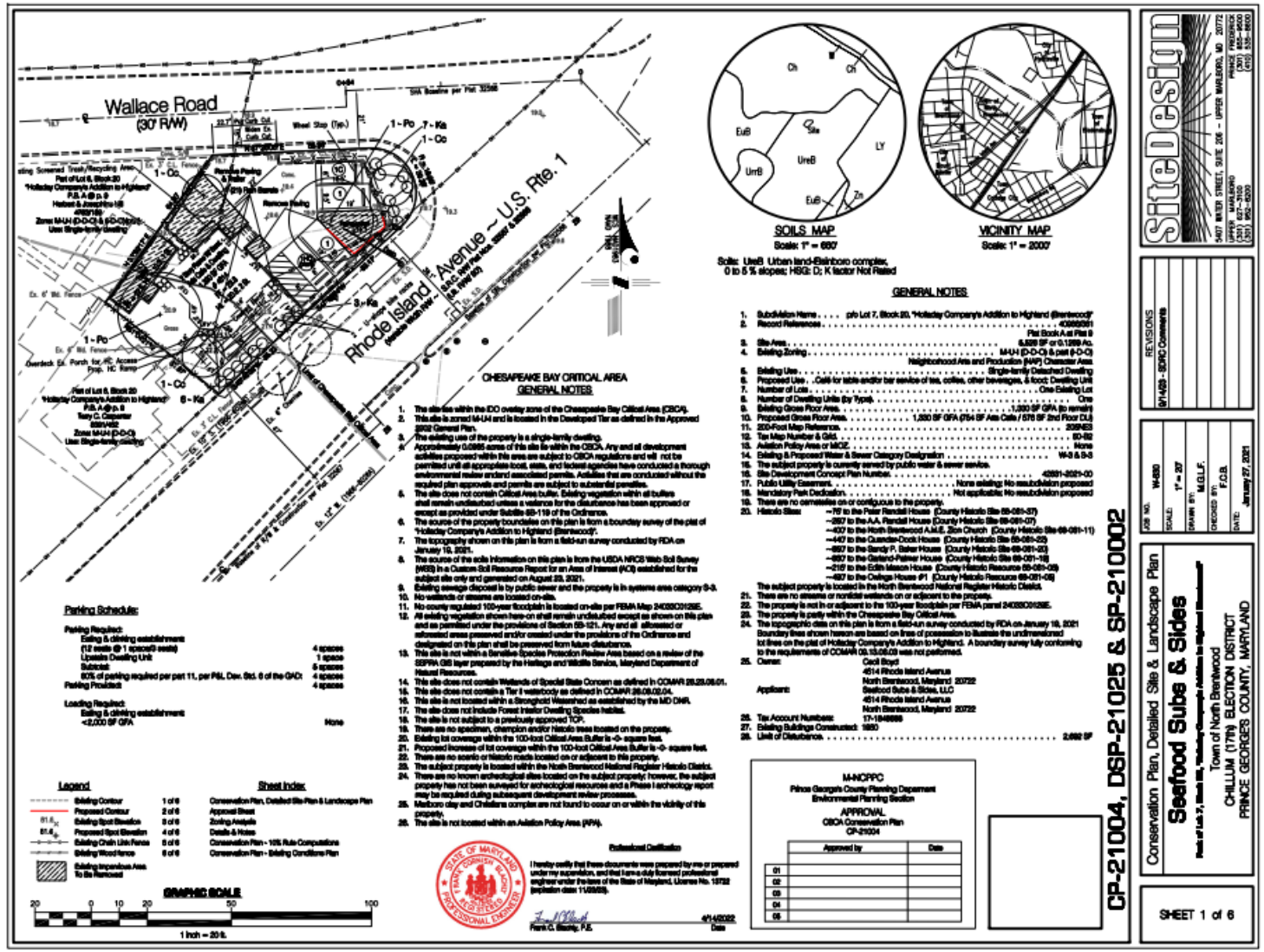
MASTER PLAN RIGHT-OF-WAY MAP



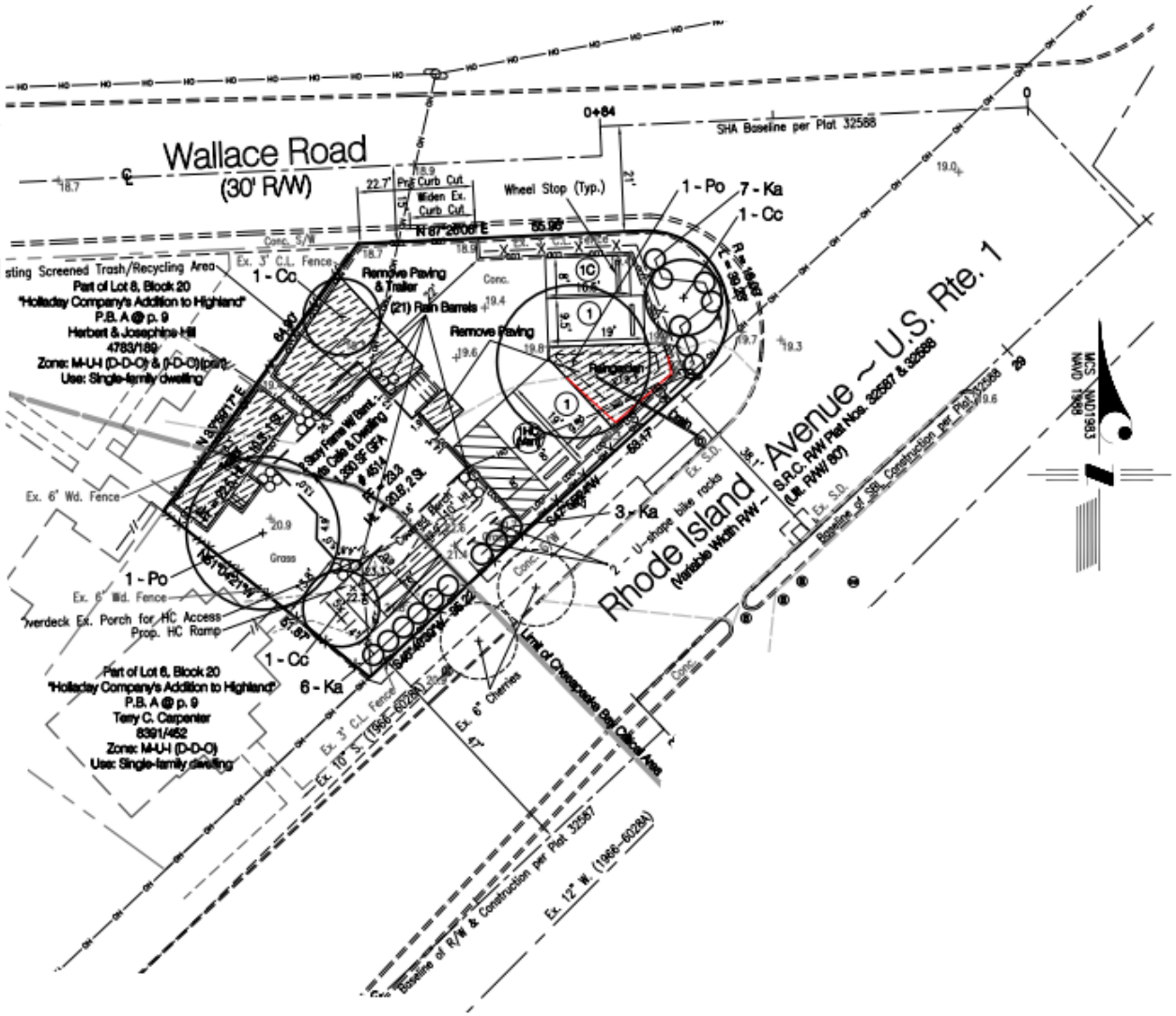
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



CONSERVATION, DETAILED SITE & LANDS(



ENLARGED PLAN VIEW



EXTERIOR VIEWS OF EXISTING BUILDING

FRONT VIEW

LEFT SIDE VIEW

REAR VIEW

RIGHT SIDE VIEW

STAFF RECOMMENDATION

APPROVAL with conditions **Detailed Site Plan DSP-21025**
Conservation Plan CP-21004
Special Permit SP-210002

[Major/Minor] Issues:

- None

Applicant Required Mailings:

- Informational Mailing 1/19/2023
- Acceptance Mailing 7/5/2023
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