

## AGENDA

### UNION CITY ZONING BOARD OF APPEALS

MONDAY, JANUARY 12, 2015

Meeting Called to Order: Chairman Robert Potts

- I. Approval of Minutes
- II. Old Business
- III. New Business  
**Public Hearing:** To consider a request by RP Union Station 85, LLC to delete the Town Center Mixed Use "Additional Subarea Regulations" pertaining to Block Standard requirements (Zoning Ordinance 6-15.O.1).
- IV. Adjournment

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**GENERAL INFORMATION**

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|-------------------------|---|
| Applicant Information:  | RP Union Station 85, LLC<br>445 Bishop Street<br>Atlanta, GA 30318  |
| Status of Applicant:    | Property owner  |
| Location:               | 1000 Mall Boulevard<br>Parcel No. - 09F150800620294<br>Parcel No. - 09F150800620187   |
| Size:                   | Approximately 81 acres for the entire redevelopment site  |
| Requested Action:       | To delete the Town Center Mixed Use "Additional Subarea Regulations" pertaining to Block Standard requirements. The Block Standards impacts approximately the western third of the property (see Exhibit A).  |
| Existing Zoning:        | Town Center Mixed Use (TCMU)  |
| Existing Land Use:      | Commercial (Currently under demolition)   |
| Surrounding Land Uses:  | North – Office and commercial uses along Mall Boulevard<br><br>South – Commercial retail uses along Highway 138 (Jonesboro Road)<br><br>East – Interstate 85<br><br>West – Commercial retail uses along Londonderry Way adjacent to the site and across the street. |
| Zoning History:         | The City initiated and approved rezoning from Regional (RSC) to Town Center Mixed Use (TCMU) in August 2013.  |
| Applicable Regulations: | Zoning Ordinance Section 6-15.O.1 - Block Standards<br><br>a. Developments with more than six hundred (600) linear feet of frontage along a single street shall be divided by public or private streets into blocks having a maximum length of four hundred         |

(400) feet, as measured from the back of the sidewalk clear zone.

b. Such streets shall function as public streets and shall connect two (2) other public streets or private streets or a physical barrier or natural amenity as defined by the Union City Planning.

c. Pedestrian Streets shall be permitted to be utilized for dividing property for the purpose of forming blocks. Said Pedestrian Street shall be a minimum width of sixteen feet in width and shall meet all of the Supplement Zone requirements of this Chapter.

d. The total perimeter length of the block shall not exceed 1,800 linear feet and the total area of a block shall not exceed three and three-tenths (3.30) acres.

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## **SPECIAL INFORMATION**

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### **Additional Information**

The site is the former Shannon Mall/Union Station and is located in a portion of what was planned as the city's town center through such studies as the Union City Town Center Study (Atlanta Regional Commission's Livable Centers Initiative (LCI)) and the Comprehensive Plan. The applicant intends to replat the parcels and use the site for warehousing and distribution on the northern portion and movie studios for the site's southern portion.

The Subarea Regulations of the TCMU zoning classification apply only to the area highlighted in red on Exhibit A. The regulations were established to provide enhanced pedestrian mobility within the TCMU subarea. The purpose is to create block sizes at a pedestrian scale. The length of the property line along Londonderry Way (approx. 1,500 ft) would require three (3) streets be installed. Although zoned TCMU, the site's proposed use would be 100 percent industrial on the northern portion once completed and no uses would be mixed. The applicant ultimately intends to construct secured facilities with limited access to pedestrians.

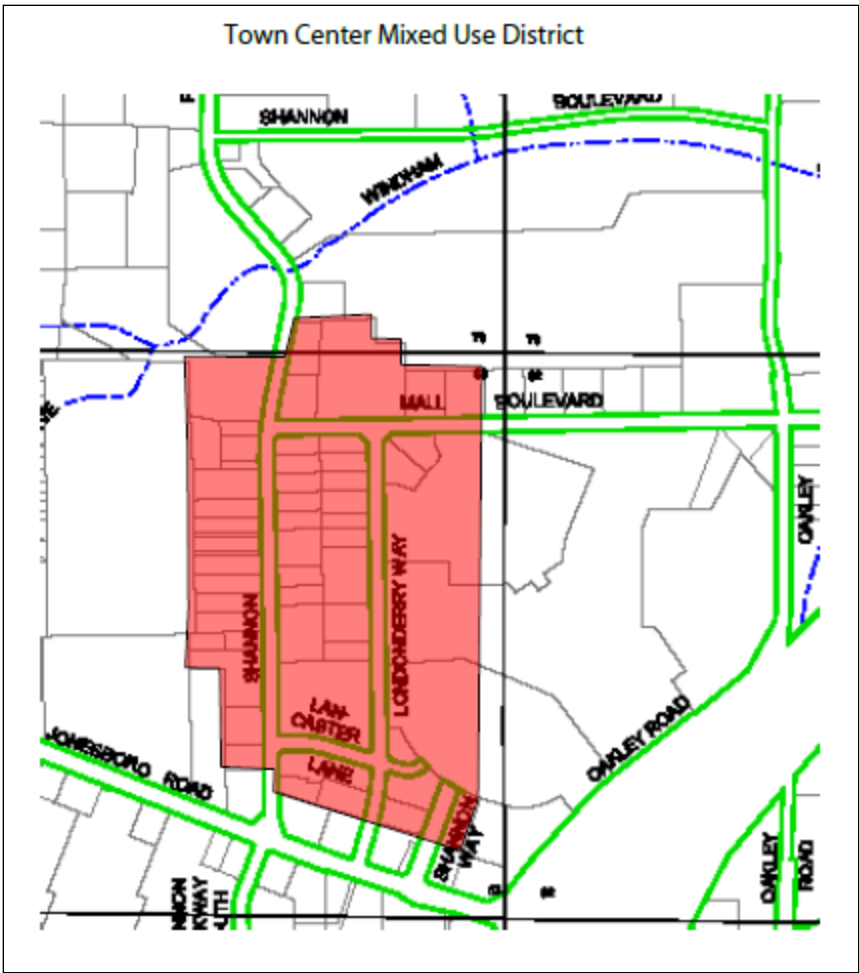
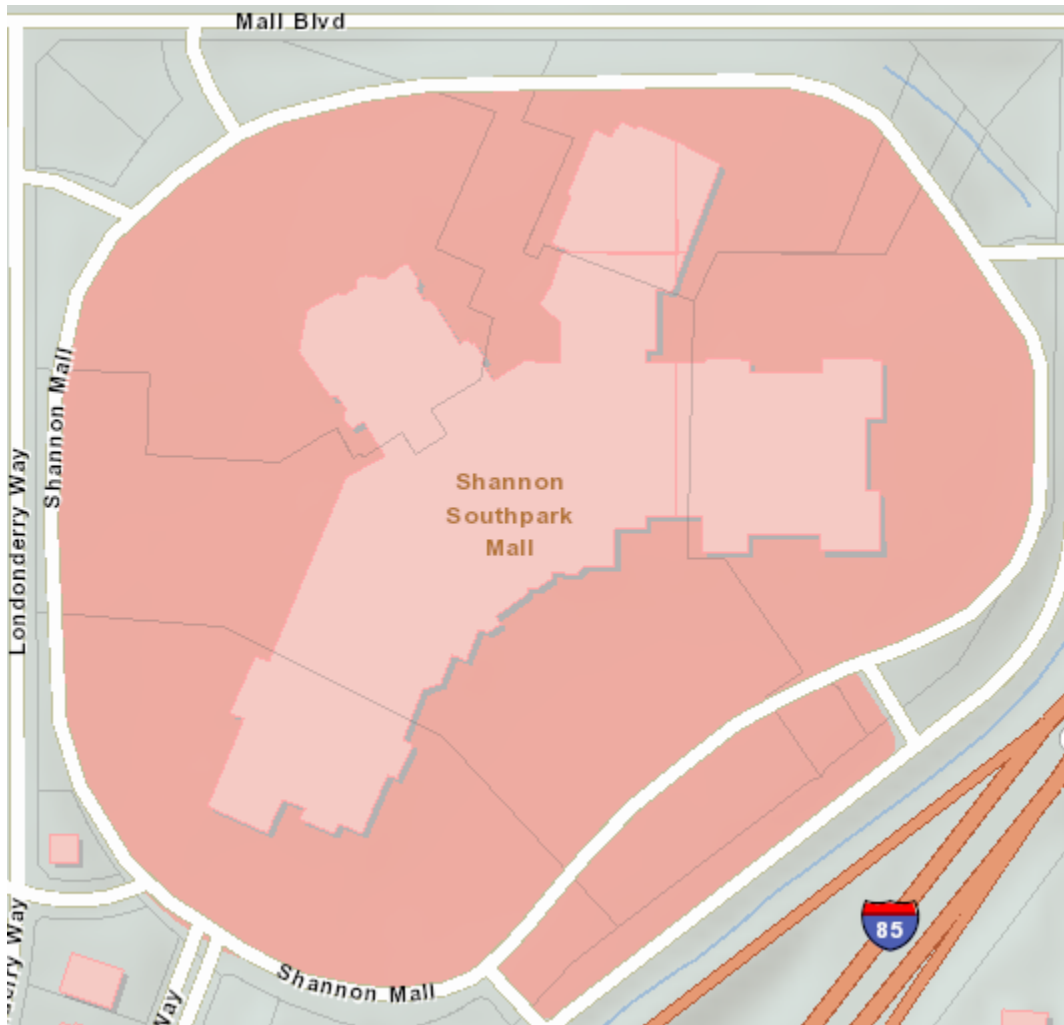


Exhibit A

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Aerial Photograph



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**ANALYSIS**

- **Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography?**

There are no extraordinary or exceptional conditions pertaining to this property because of its size, shape, or topography.

- **Are such conditions peculiar to the particular piece of property involved? Are these conditions not common to other properties in the same zoning district?**

No peculiar site conditions exists.

- **Were the conditions not imposed by the action or will of the owner of the property?**

Not Applicable.

- **If relief is granted, will it cause substantial detriment to the public good or impair the purposes and intent of the ordinance?**

The purpose and intent of the TCMU subarea standards is to promote and enhance pedestrian mobility through establishing walkable blocks in the planned town center. Should relief be granted, it will not cause substantial detriment to the public good because it will minimize pedestrian-truck traffic conflicts. Currently, all of the surrounding uses along Londonderry Way's western side are zoned commercial and planned for commercial-retail and office use. This proposed industrial use, although allowable, is significantly more intense in use and impact. Pedestrian-truck traffic conflicts should be minimized.

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**STAFF RECOMMENDATION: DENIAL**

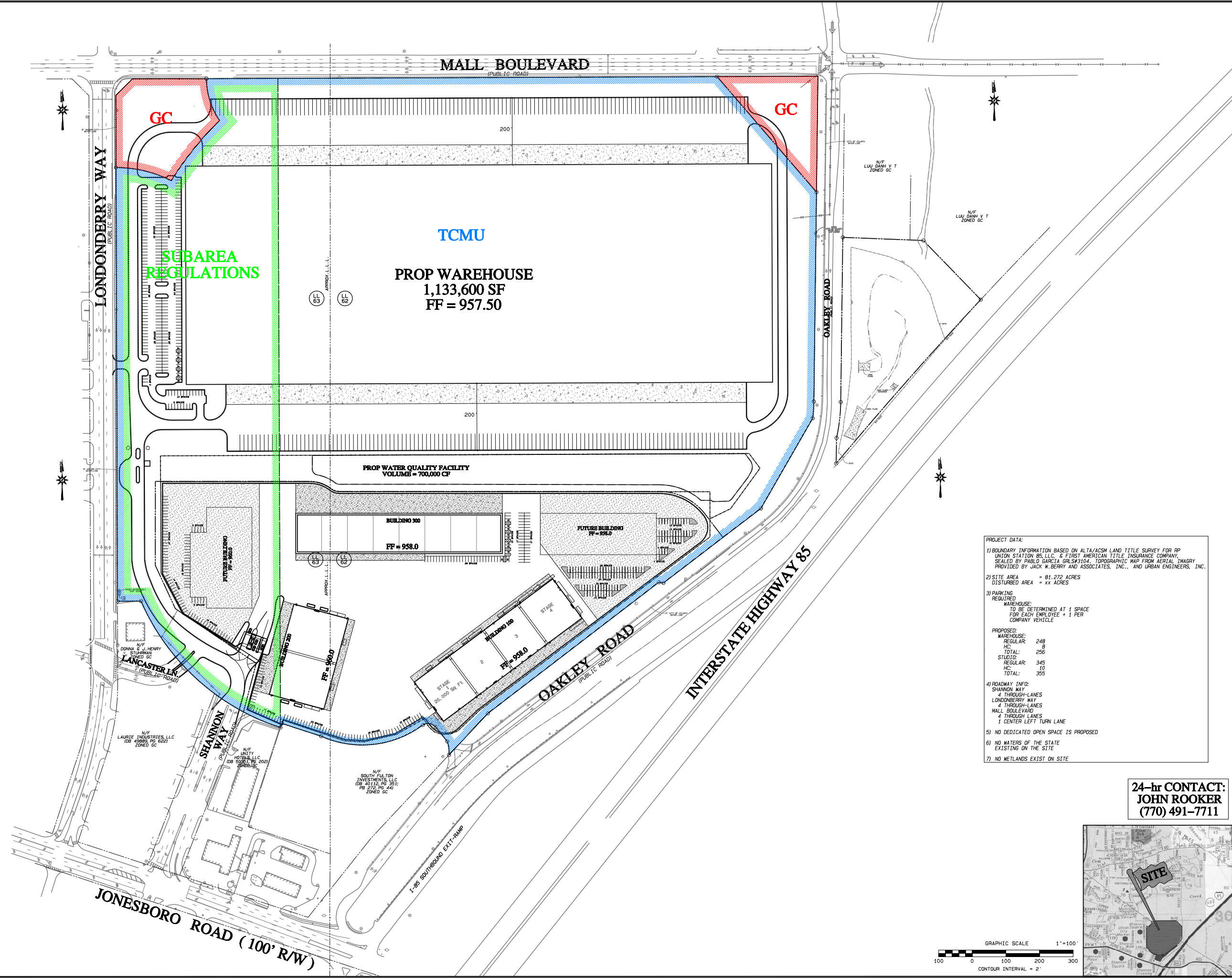
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**ZONING BOARD OF APPEALS ACTION:**

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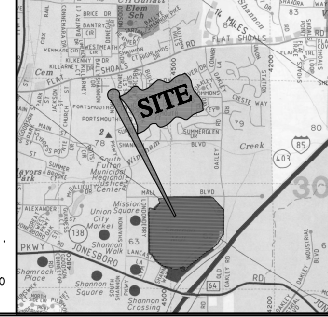
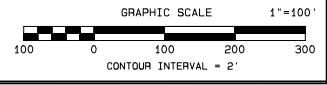
PLANNED BY: THE STATE OF GEORGIA, DEPARTMENT OF TRANSPORTATION  
 DRAWING NO.: 21311-6  
 DATE: 12/20/14



**PROJECT DATA:**

- BOUNDARY INFORMATION BASED ON ALTA/ACSM LAND TITLE SURVEY FOR RP UNION STATION 85, LLC, & FIRST AMERICAN TITLE INSURANCE COMPANY, SEALED BY PABLO GARCIA GRS43104, TOPOGRAPHIC MAP FROM AERIAL IMAGRY PROVIDED BY JACK W. BERRY AND ASSOCIATES, INC., AND URBAN ENGINEERS, INC.
- SITE AREA = 81.272 ACRES  
DISTURBED AREA = xx ACRES
- PARKING REQUIRED  
WAREHOUSE:  
TO BE DETERMINED AT 1 SPACE FOR EACH EMPLOYEE + 1 PER COMPANY VEHICLE
- PROPOSED:  
WAREHOUSE: 248  
REGULAR: 8  
TOTAL: 256  
STUDIO: 345  
REGULAR: 10  
TOTAL: 355
- ROADWAY INFO:  
SHANNON WAY: 4 THROUGH-LANES  
LONDONDERRY WAY: 4 THROUGH-LANES  
MALL BOULEVARD: 4 THROUGH LANES  
1 CENTER LEFT TURN LANE
- NO DEDICATED OPEN SPACE IS PROPOSED
- NO WATERS OF THE STATE EXISTING ON THE SITE
- NO WETLANDS EXIST ON SITE

**24-hr CONTACT:  
JOHN ROOKER  
(770) 491-7711**



**Urban Engineers, Inc.**  
 1904 MONROE DRIVE, N.E., SUITE 150  
 ATLANTA, GEORGIA 30324  
 PHONE: (404) 879-5874 / FAX: (404) 879-5877

**JE**

| REVISIONS |                    | DATE     | DESCRIPTION |
|-----------|--------------------|----------|-------------|
| 1         | ADDED PARCEL LINES | 12-17-14 |             |

**OVERALL SITE PLAN**

**ROOKER**  
 DESIGN :: BUILD :: DEVELOP

|                     |                    |
|---------------------|--------------------|
| PROJECT NO. 21311-6 | LAND LOT (S) 62.63 |
| DISTRICT 9F         | COUNTY FULTON      |
| SCALE 1" = 100'     | DATE 12/20/14      |

C-5.0