

U-13-19- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR OUTDOOR AMUSEMENT, PURSUANT TO SECTION 16-18A.006(4)(A), FOR PROPERTY LOCATED AT 168 LUCKIE STREET, N.W., FRONTING APPROXIMATELY 130 FEET ON THE SOUTH SIDE OF LUCKIE STREET, APPROXIMATELY 104 FEET ON THE EAST SIDE OF TECHWOOD DRIVE AND APPROXIMATELY 37 FEET ON THE EAST SIDE OF NASSAU STREET. DEPTH VARIES; AREA: APPROXIMATELY 0.365 ACRES. LAND LOT 78, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: TABERNAACLE GROUP, LLC APPLICANT: ATLANTA PARTNERS, LLC C/O AL MERS

Review List:

Office of Research and Policy Analysis	Completed	09/19/2013 4:43 PM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Zoning Review Board Staff	Pending	
Office of Research and Policy Analysis	Pending	

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

LEGISLATION HISTORY – BLUE BACK

**AN ORDINANCE
BY**

U-13-19- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR OUTDOOR AMUSEMENT, PURSUANT TO SECTION 16-18A.006(4)(A), FOR PROPERTY LOCATED AT 168 LUCKIE STREET, N.W., FRONTING APPROXIMATELY 130 FEET ON THE SOUTH SIDE OF LUCKIE STREET, APPROXIMATELY 104 FEET ON THE EAST SIDE OF TECHWOOD DRIVE AND APPROXIMATELY 37 FEET ON THE EAST SIDE OF NASSAU STREET. DEPTH VARIES; AREA: APPROXIMATELY 0.365 ACRES. LAND LOT 78, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: TABERNACLE GROUP, LLC APPLICANT: ATLANTA PARTNERS, LLC C/O AL MERS



55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **U-13-019**

DATE ACCEPTED: **08/27/2013**

NOTICE TO APPLICANT

Address of Property:
168 Luckie ST NW

City Council District: Neighborhood Planning Unit (NPU):

Zoning Review Board (ZRB) Hearing Date:
Thursday, November 7 or 14, 2013 at 6:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU-M is:

Fiona Sites-Bowen
608 Edgewood Avenue, SE, #12
Atlanta, GA 30312
650-380-6737

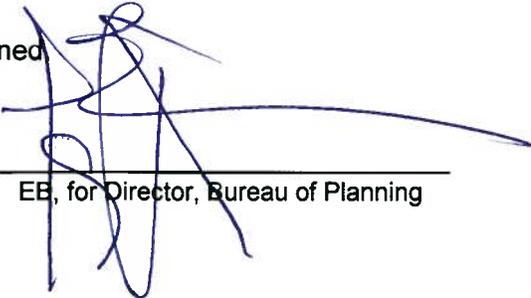
Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

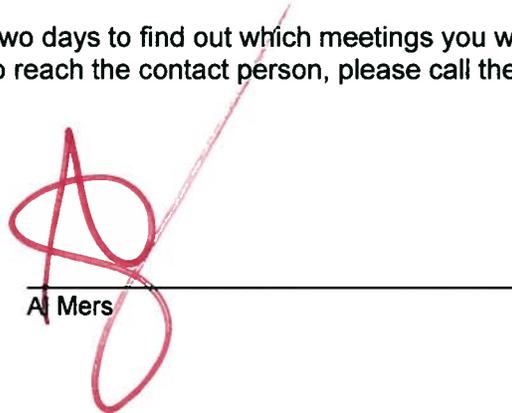


Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed



EB, for Director, Bureau of Planning



Al Mers

APPLICATION FOR SPECIAL USE PERMIT

City of Atlanta

Date Filed 8/27/13

Application Number U-13-019



I Herby Request That The Property Described in this Application be granted a Special Use Permit

Name of Applicant Atlanta Partners, LLC (ALMERS)

Last Name First Name M.I. 1400

Address 10845 Street Name Olive Blvd., Suite 306

City St. Louis State MO Zip Code 63141

Phone 314-809-3871 Fax _____

E-mail address amers@pacificdevco.com

Name of Property Owner Tabernacle Group, LLC

Last Name First Name M.I.

Address 84 Street Name Peachtree Street, Suite 901

City Atlanta State GA Zip Code 30303

Daytime Phone 404-659-1440 Fax _____

E-mail address bclear@trillium-mgmt.com

Description of Property

Street Address of Property 168 Luckie Street

City Atlanta State GA Zip Code 30303

Property is zoned: SPI-1 Council District: 2 Neighborhood Planning Unit: M

The subject property fronts 105 feet on the north side of
Centennial Olympic Park Dr., beginning 0 feet from the northwest
corner of Centennial Olympic Park Dr. & Luckie St.

Depth: 132 FT Area: 0.365 AC Land Lot: 78 Land District: 14

U-13-019

INSTRUCTIONS

A. SUMMARY OF PROPOSED PROJECT. What kind of special use would you be operating?

- personal care home rehabilitation center day care center
- assisted living facility nursing home church
- other: (describe): SkyView Atlanta Ferris Wheel



B. IMPACT ANALYSIS. Type or legibly print on a separate piece of paper a complete and descriptive response to each one of the following questions:

1. Ingress and Egress:

- a. How will employee and client vehicles enter and leave the property?
- b. How will emergency vehicles (fire, police, and ambulance) gain access to the property?
- c. Will the way in which vehicles enter and leave the property cause traffic congestion? Why or why not?

2. Off-Street Parking and Loading:

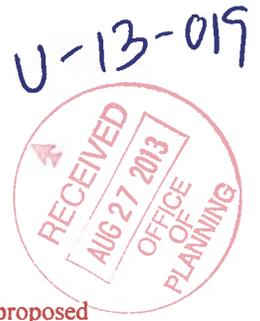
- a. How will the operator of the facility dispose of refuse and garbage? What kind of containers would be used? Will the City or a private garbage disposal service be used? How often will the service pick up the garbage?
- b. How will products and supplies be delivered to the facility?
- c. Where and how will service personnel (such as electric and gas maintenance personnel) park their vehicles and gain access to the property for routine maintenance?
- d. How will employees and clients park their vehicles and gain access to the property.

3. Buffering and Screening:

- a. How will adjoining properties be buffered or screened from any noise or glare from lights that might be generated from the facility?
- b. How many vehicles will travel to and from the facility every day? Are you planning to make any road improvements to accommodate heavy traffic to and from the facility?

4. Hours and Manner of Operation:

- a. Proposed Use of Site? Please state exactly and in detail what is intended to be done on, or with the property.
- b. What will be the hours and days of the week during which the facility will be open?
- c. How many employees will be employed at the facility? Include the number of shifts and number of employees per shift.
- d. How many clients will be served by the facility, and what will be their ages?
- e. Will you offer meals; and if so, when will they be offered?
- f. Will there be any other special programs offered at the facility; and if so, will they cause vehicles to park at or on the site?



Impact Analysis:

1. Ingress and Egress:

- a. How will employee and client vehicles enter and leave the property?

The alleyway off Nassau Street can be utilized as an access street. The site also has proposed Trolley and pedestrian access.

- b. How will emergency vehicles (fire, police, and ambulance) gain access to the property?

Via Luckie Street, Nassau Street, or Centennial Olympic Park Drive

- c. Will the way in which vehicles enter and leave the property cause traffic congestion? Why or why not?

Emergency vehicles could cause traffic congestion when they are present since they will occupy one of the travel lanes adjacent to the property. However, traffic could still flow through other lanes adjacent.

2. Off-Street Parking and Loading:

- a. How will the operator of the facility dispose of refuse and garbage? What kind of containers would be used? Will the City or a private garbage disposal service be used? How often will the service pick up the garbage?

Private garbage disposal service in standard 4 yard container located at near property that is picked up three times per week.

- b. How will products and supplies be delivered to the facility?

Off of Luckie Street access or Nassau Street access.

- c. Where and how will service personnel (such as electric and gas maintenance personnel) park their vehicles and gain access to the property for routine maintenance?

In the alleyway located off Nassau Street or public parking facilities.

- d. How will employees and clients park their vehicles and gain access to the property.

The ownership has made public parking arrangements for employees.

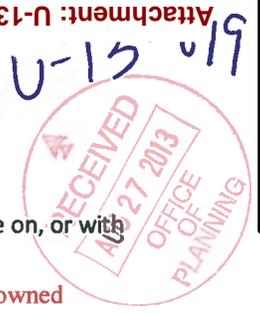
3. Buffering and Screening:

- a. How will adjoining properties be buffered or screened from any noise or glare from lights that might be generated from the facility?

No noise or glare screening provided

- b. How many vehicles will travel to and from the facility every day? Are you planning to make any road improvements to accommodate heavy traffic to and from the facility?

Very limited vehicle traffic mostly pedestrian traffic on property.



4. Hours and Manner of Operation:

- a. Proposed Use of Site? Please state **exactly** and in **detail** what is intended to be done on, or with the property.

Atlanta Partners, LLC is proposing to place a 180 foot tall Ferris wheel on privately owned property currently operating as a public parking lot, located at 168 Luckie Street, in downtown Atlanta.

- b. What will be the hours and days of the week during which the facility will be open?

The Ferris wheel and ancillary operations will be open to the public, Sunday through Wednesday from 10:00am to 10:00pm and Thursday through Saturday from 10:00am to midnight. The hours may vary slightly depending upon the weather and certain downtown events.

- c. How many employees will be employed at the facility? Include the number of shifts and number of employees per shift.

The Ferris wheel will create approximately 62 jobs and require approximately 12 - 15 employees per shift. In addition to salaried positions of General Manager, Assistant Managers and the director of Marketing, there will be hourly employees responsible for wheel maintenance, ticketing, greeters, loaders/unload, operators, photo and porters

- d. How many clients will be served by the facility, and what will be their ages?

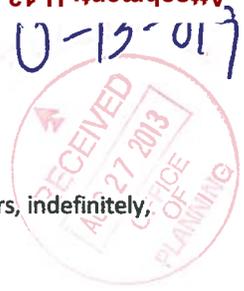
The Ferris wheel is a family friendly attraction which appeals to all ages and is handicap accessible. Passengers ride in 42 fully enclosed climate controlled gondolas. Each gondola can accommodate up to 6 people. Each ride lasts approximately 12- 15 minutes. Our expected attendance is approximately 1,000- 3,000 passengers per day. If fully loaded, the Ferris wheel holds 252 people. Additionally, the platform allows for another 252 people in the que-line. If necessary, there is a designated "over-flow" que-line, off of the platform and down the entrance ramp, which will hold an additional 252 people. In total, the ride, platform and over-flow que-line can accommodate approximately 756 people in under an hour at full capacity.

- e. Will you offer meals; and if so, when will they be offered?

A concession trailer is proposed for the property and is expected to operate during the same hours as the Ferris wheel.

- f. Will there be any other special programs offered at the facility; and if so, will they cause vehicles to park at or on the site?

The Ferris wheel and ancillary operations will also be available for private parties, community organizations, corporate functions, special events, weddings, receptions, etc. In addition to the Ferris wheel, a concession trailer, portable restrooms and two (2) hospitality tents are proposed for the property. Also, the parking lot will be overlaid with new asphalt and landscaped planters will be added to the property.



5. Duration of Special Use Permit:

- a. How long would you like the special use permit to last (for example: 3 years, 5 years, indefinitely, etc.)?

Three (3) years

6. Tree Preservation and Replacement:

- a. Will any trees be damaged or cut down to accommodate renovation or new construction at the facility? If so, how will recompense for the trees be furnished? (Please consult with the City Arborist, (404) 330-6874, about this issue.)

No, there are no trees to be removed.

7. Required Yards and Open Spaces:

- a. Will there be any additions to the existing facility structure, and if so, would they encroach into any required yard setbacks or required open space? (Please consult with the Office of Planning, Current Planning Division staff to find out the yard setback requirements or open space requirements for the property.)

A variance is requested for a temporary encroachment into the 15' side yard set-back along Luckie Street. In order to accommodate the Trolley property taking and given the fixed nature of the wheel platform an approximate 3' encroachment is unavoidable due to the Tabernacle emergency egress on the southeast corner, the property line pinch point on the southwest corner and the utility pole placement along Nassau Street.

AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Office of Planning of the City of Atlanta to inspect the premises, which are the subject of this special use permit application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

ATLANTA PARTNERS LLC

AL MERS, mang. member
Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 27th day of August, 2013

Elizabeth D. Jones (Notary Public)

Elizabeth Jones
My Commission expires
August 18, 2017



U-13-019

Parcel Details

00780007085
168 LUCKIE ST NW
TABERNACLE GROUP L L C

 Google Street View
 Virtual Earth

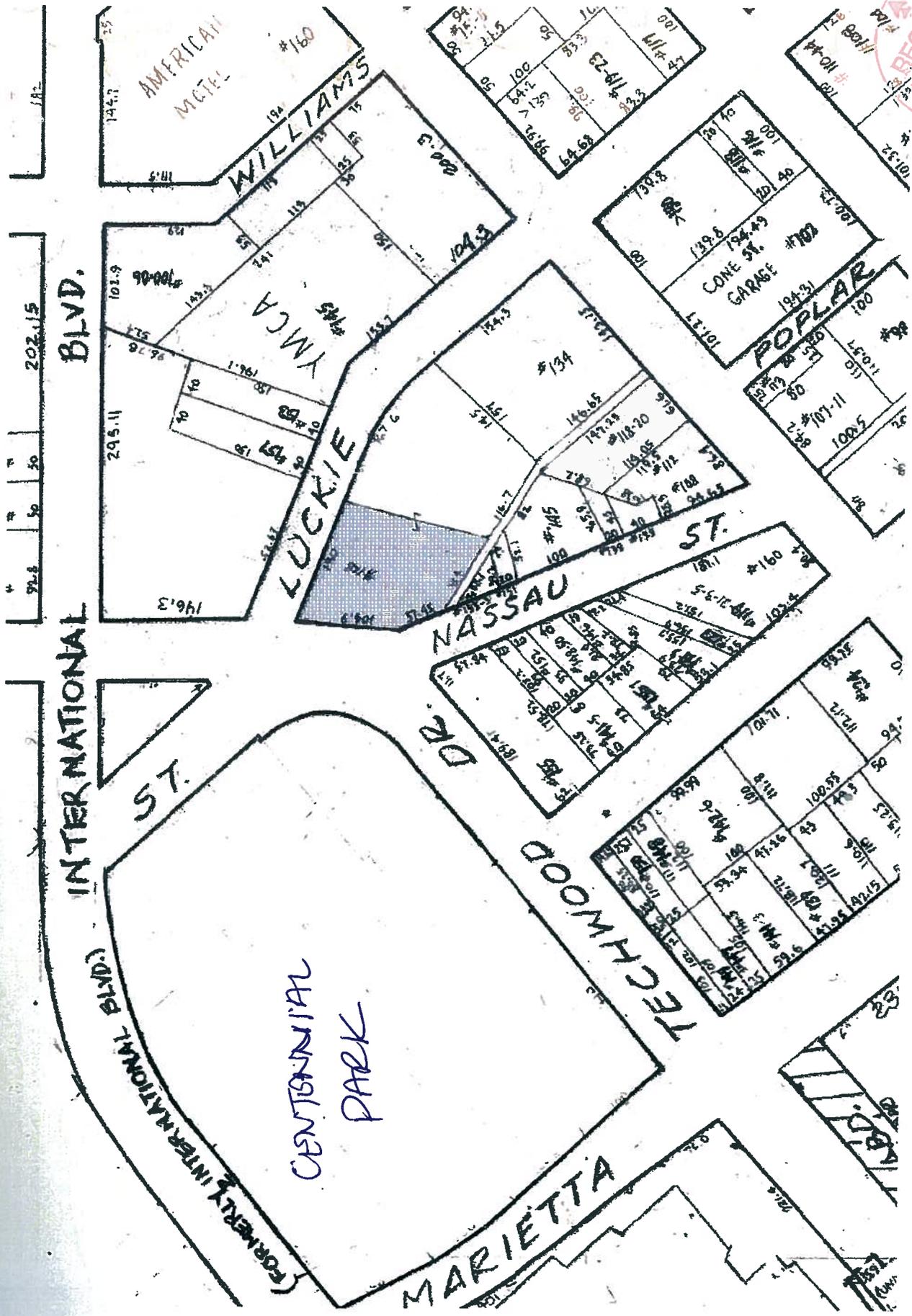


- Planning**
- Map
- Tax
- Public Safety
- Census 2010

Planning Designations

Property in Atlanta city limits	Yes
USPS ZIP Code	30303
District/Landlot	14-78 cadastral map
Zoning	
Primary	SPI-1 SA1
Overlay	-
Maps	Official Zoning Map (pdf) Online Map
Future Land Use	High-Density Commercial (HDC)
NPU	M
Adjacent NPU (within 300 feet)	-
Neighborhood	Downtown
Council District	2
Renewal Community	No
Empowerment Zone	No
New Market Tax Credits	No
Livable Centers Initiative (LCI)	City Center
Tax Allocation District (TAD)	Westside
Supportive Housing Distance Eligibility	Meets distance requirements
Neighborhood Stabilization Program	Yes
Neighborhood Stabilization Program 3	No
Opportunity Zone	Yes
Community Development Impact Areas	No
Urban Redevelopment Areas	Yes
Property in Murphy Triangle	No
Inspection Arborist	SW
Inspection Building	Omodare
Inspection Electrical	Thompson
Inspection HVAC	Smith
Inspection Plumbing	Markell
Potential Brownfield	-

U-13-19



City of Atlanta Cadastral Map
168 Luckie Street

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 78 OF THE 14TH DISTRICT OF FULTON COUNTY, CITY OF ATLANTA, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LUCKIE STREET (PUBLIC RIGHT OF WAY WIDTH VARIES) AND THE EAST RIGHT OF WAY OF CENTENNIAL OLYMPIC PARK DRIVE (PUBLIC RIGHT OF WAY WIDTH VARIES), SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SAID RIGHT OF WAY OF LUCKIE STREET S 59°49'51" E A DISTANCE OF 131.60' TO A NAIL SET; THENCE LEAVING THE SAID RIGHT OF WAY AND CONTINUING S 30°18'06" W A DISTANCE OF 137.20' TO POINT AT A 10' ALLEY; THENCE ALONG SAID ALLEY N 54°53'58" W A DISTANCE OF 90.70' TO A NAIL SET AT THE RIGHT OF WAY OF NASSAU STREET (PUBLIC RIGHT OF WAY WIDTH VARIES) ; THENCE ALONG THE SAID RIGHT OF WAY N 15°37'08" W A DISTANCE OF 37.45' TO A NAIL SET AT THE SAID RIGHT OF WAY OF CENTENNIAL OLYMPIC PARK DRIVE; THENCE ALONG THE SAID RIGHT OF WAY N 22°24'32" E A DISTANCE OF 104.24', TO AN IRON PIN SET, WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.365 ACRES AND IS DEPICTED ON A PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC, DATED DECEMBER 1, 2010.



RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: U-13-019
Application Type: Planning/ZRB/Special use/NA
Address: 168 LUCKIE ST NW, ATLANTA, GA 30303
Owner Name: TABERNACLE GROUP L L C
Owner Address:
Application Name: Al Mers

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
340630		\$400.00	08/27/2013	RPLEWIS		

Owner Info.: TABERNACLE GROUP L L C

Work Description: Special Use Permit for an outdoor event (Ferris Wheel) greater than 90 days.

PAID
CITY OF ATLANTA
AUG 27 2013

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 7B OF THE 14TH DISTRICT OF FULTON COUNTY, CITY OF ATLANTA, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LUCKIE STREET (PUBLIC RIGHT OF WAY WIDTH VARIES) AND THE EAST RIGHT OF WAY OF CENTENNIAL OLYMPIC PARK DRIVE (PUBLIC RIGHT OF WAY WIDTH VARIES), SAID POINT BEING THE TRUE POINT OF BEGINNING;

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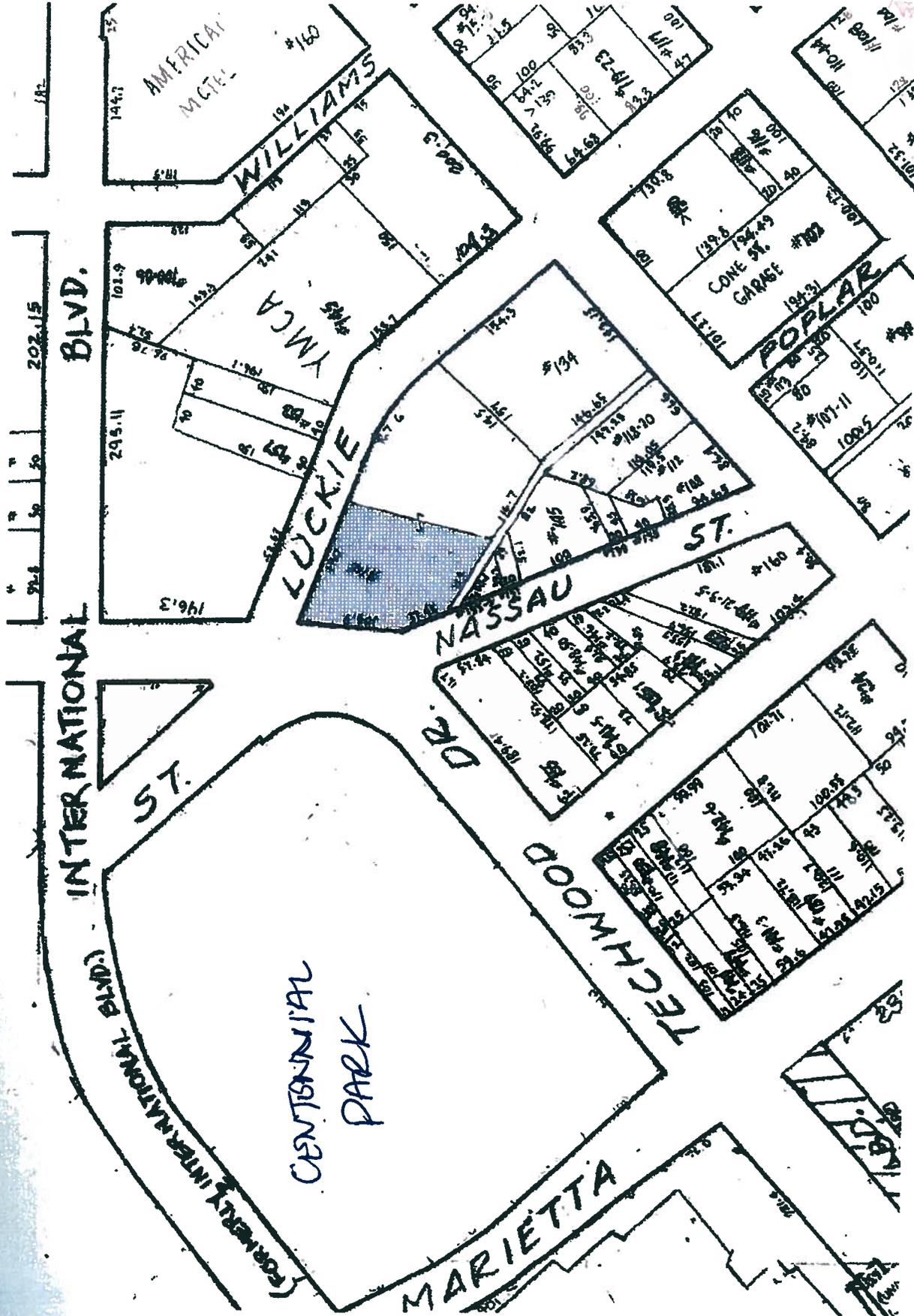
SAID TRACT OR PARCEL OF LAND CONTAINS 0.365 ACRES AND IS DEPICTED ON A PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC, DATED DECEMBER 1, 2010.

U-13-019



U-13-019

RECEIVED
2013



City of Atlanta Cadastral Map
168 Luckie Street