

CHANGE IN CONDITIONS APPLICATION
 AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

| APPLICANT INFORMATION | OWNER INFORMATION* |
|---|--|
| NAME: <u>Duke Realty Limited Partnership</u> | NAME: <u>Duke Realty Limited Partnership</u> |
| ADDRESS: <u>3950 Shackelford Road, Ste 300</u> | ADDRESS: <u>3950 Shackelford Road, Ste 300</u> |
| CITY: <u>Duluth</u> | CITY: <u>Duluth</u> |
| STATE: <u>GA</u> ZIP: <u>30096</u> | STATE: <u>GA</u> ZIP: <u>30096</u> |
| PHONE: <u>770-717-3200</u> | PHONE: <u>770-717-3200</u> |
| CONTACT PERSON: <u>Michael Prochaska</u> PHONE: <u>770-638-2554</u> | |
| CONTACT'S E-MAIL: <u>michael.prochaska@dukerealty.com</u> | |

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

ZONING DISTRICTS(S): 0-I PRIOR ZONING CASE: CIC-06-040

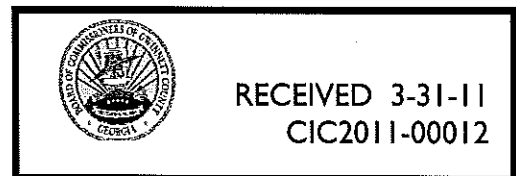
LAND DISTRICT(S): 7 LAND LOT(S): 116 & 117 & 121 ACREAGE: 94.434

ADDRESS OF PROPERTY: Meadow Church Road

PROPOSED CHANGE IN CONDITIONS: See Letter of Intent

| RESIDENTIAL DEVELOPMENT: | NON-RESIDENTIAL DEVELOPMENT: |
|---|---|
| NO. OF LOTS/DWELLING UNITS: <u>NA</u> | NO. OF BUILDINGS/LOTS: <u>7</u> |
| DWELLING UNIT SIZE (Sq. Ft.): <u>NA</u> | TOTAL GROSS SQUARE FEET: <u>1,160,464</u> |
| GROSS DENSITY: <u>NA</u> | DENSITY: <u>12,289 SF/Acre</u> |
| NET DENSITY: <u>NA</u> | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED





3950 Shackleford Road
Suite 300
Duluth, GA 30096

March 31, 2011

Via Hand Delivery

Mr. Bryan J. Lackey
Gwinnett County
Department of Planning & Development
446 West Crogan Street, Suite150
Lawrenceville, GA 30045

Re: Change in Conditions Application for 94.34 acres
Duke Realty Limited Partnership (Duke Realty) - Legacy Office (O-I)

Dear Mr. Lackey:

Please consider this letter as Duke Realty Limited Partnership's request for a Change in Conditions (CIC) for the above-referenced property. The Duke Realty Legacy project is located on the NE corner of State Route 120 and Meadow Church Road and consists of approximately 110 acres of land. Currently, 94 acres are zoned for O-I and 16 acres are zoned for retail. The project was previously approved by the Gwinnett County Board of Commissioners (Case Number CIC -06-040) at its meeting on November 28, 2006. We are seeking a CIC for the office portion of the site only.

The approved office component of Legacy (O-I) included 8 office buildings that totaled more than 1,285,000 SF and had an anticipated completion date around 2012. Due to the current economic conditions, the entire site including the retail portion remains undeveloped and Duke Realty no longer believes that the office density previously approved will ever be realized.

Duke Realty is seeking more flexibility in attracting development to the site and requests the elimination of condition 2E. :

“The aggregate number of parking spaces shall not exceed the ratio of four spaces per 1,000 square feet of office space unless parking in excess of this ratio is located within parking decks.”



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Mr. Bryan Lackey
March 31, 2011
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Enclosed for your review is a Conceptual Site Plan that illustrates a potential development with a parking ratio of five spaces per 1,000 square feet. This plan shows a reduction in density by 124,569 square feet and with all the required parking provided as surface parking. It is our belief that this conceptual plan maintains the integrity of the master plan, has a more reasonable chance of attracting users and does not adversely affect adjacent property.

Please find enclosed the Change in Conditions Application, Conceptual Site Plan, Survey, Legal Description (office component only) and Application Fee. Do not hesitate to call with questions, comments and/or if you require any additional information.

Respectfully submitted,

DUKE REALTY

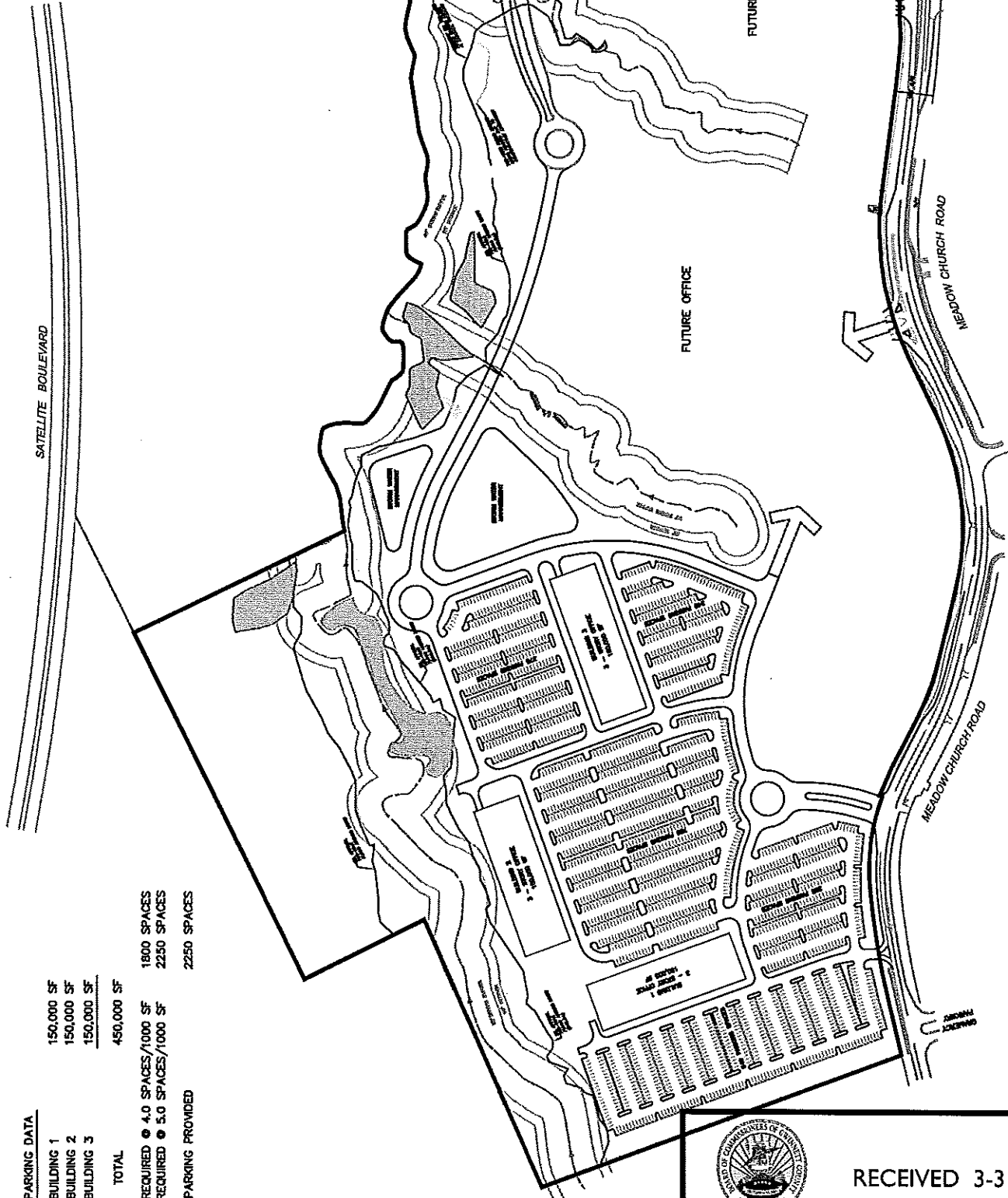


Michael A. Prochaska
Development Services Manager
3950 Shackleford Road
Suite 300
Duluth, GA 30096
770-638-2554
michael.prochaska@dukerealty.com

cc: C. Brown
C. Flanagan.
M. Rapier
J. Eshleman



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PARKING DATA

| | | |
|-------------------------------|-------------------|--------------------|
| BUILDING 1 | 150,000 SF | 1800 SPACES |
| BUILDING 2 | 150,000 SF | 2250 SPACES |
| BUILDING 3 | 150,000 SF | 2250 SPACES |
| TOTAL | 450,000 SF | 6300 SPACES |
| REQUIRED @ 4.0 SPACES/1000 SF | | 1800 SPACES |
| REQUIRED @ 5.0 SPACES/1000 SF | | 2250 SPACES |
| PARKING PROVIDED | | 2250 SPACES |



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