

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

| APPLICANT INFORMATION | OWNER INFORMATION* |
|---|--------------------------------------|
| NAME: <u>Manty Orr</u> | NAME: <u>Garland J. Roberts</u> |
| ADDRESS: <u>4235 S. Lee St.</u> | ADDRESS: <u>3261 Haddon Hall Dr.</u> |
| CITY: <u>Bu fard</u> | CITY: <u>Bu fard</u> |
| STATE: <u>Ga.</u> ZIP: <u>30518</u> | STATE: <u>Ga.</u> ZIP: <u>30519</u> |
| PHONE: <u>770-945-3241</u> | PHONE: <u>770-945-7639</u> |
| CONTACT PERSON: <u>Manty Orr</u> PHONE: <u>770-945-3241</u> | |
| CONTACT'S E-MAIL: <u>mantyorr@bellsouth.net</u> | |

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

ZONING DISTRICT(S): _____ PRIOR ZONING CASE: MUO-08-004-C

LAND DISTRICT(S): 7th LAND LOT(S): 132 ACREAGE: 48.55

ADDRESS OF PROPERTY: 2454 Bu fard Drive, Lawrenceville, 30043

PROPOSED CHANGE IN CONDITIONS: _____

| RESIDENTIAL DEVELOPMENT: | NON-RESIDENTIAL DEVELOPMENT: |
|--|--|
| NO. OF LOTS/DWELLING UNITS: ^(200,000 SF) <u>212</u> | NO. OF BUILDINGS/LOTS: <u>6 proposed</u> |
| DWELLING UNIT SIZE (Sq. Ft.): <u>9435 SF Avg.</u> | TOTAL GROSS SQUARE FEET: <u>44000 SF</u> |
| GROSS DENSITY: <u>1145</u> | DENSITY: _____ |
| NET DENSITY: _____ | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS BEING PROPOSED



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 CIC2011-00017

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

| APPLICANT INFORMATION | OWNER INFORMATION* |
|---|--|
| NAME: <u>Mantj Orr</u> | NAME: <u>Hockridge, Thomas + Wansley</u> |
| ADDRESS: <u>4235 S. Lee St.</u> | ADDRESS: <u>1066 Old Peachtree Rd.</u> |
| CITY: <u>Bu fard</u> | CITY: <u>Lawrenceville</u> |
| STATE: <u>Ga.</u> ZIP: <u>30518</u> | STATE: <u>Ga.</u> ZIP: <u>30043</u> |
| PHONE: <u>770-945-3241</u> | PHONE: _____ |
| CONTACT PERSON: <u>Mantj Orr</u> PHONE: <u>770-945-3241</u> | |
| CONTACT'S E-MAIL: <u>mantj orr @ bellsouth.net</u> | |

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

ZONING DISTRICTS(S): _____ - PRIOR ZONING CASE: MVD-08-004-C

LAND DISTRICT(S): 74 LAND LOT(S): 105 ACREAGE: 0.6600

ADDRESS OF PROPERTY: 1066 Old Peachtree Rd, Lawrenceville 30043

PROPOSED CHANGE IN CONDITIONS: _____

| RESIDENTIAL DEVELOPMENT: | NON-RESIDENTIAL DEVELOPMENT: |
|---|---|
| NO. OF LOTS/DWELLING UNITS: <u>212</u> | NO. OF BUILDINGS/LOTS: <u>6 proposed</u> |
| DWELLING UNIT SIZE (Sq. Ft.): <u>943 Avg.</u> | TOTAL GROSS SQUARE FEET: <u>44,000 SF</u> |
| GROSS DENSITY: <u>11.45</u> | DENSITY: _____ |
| NET DENSITY: _____ | |

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Gwinnett County Planning Division

The Village at Gwinnett Stadium
Zoning Case MUO-08-004
GCID 2009-0165

Letter of Intent:

The project is a master planned MUO zoning that consisted of 73.50 acres broken into a tract A and a tract B. The change in conditions pertains on this application to Tract B only. The request for the change in conditions is as follows:

- Increase the total square footage of Tract B from 360,000 square feet of residential area to 430,000 sf to allow for 400 units to be constructed on Tract B. This is a increase of 16.3 % for the square footage to the tract.

The proposal is to provide the mixture of uses on the tract as previously designed with multi-family units, commercial retail and restaurants, and office locations. The change will allow for 200,000 sf of multi-family to be constructed on the 19+/- acres that abuts the stadium site. This will facilitate a quality mixed use project with enough residential density to support the commercial and a market rate apartment opportunity.

The change in the conditions would occur on the Tract B property taking the square footage from 360,000 sf to 430,000 sf for residential multi-family. Referencing the original site plan dated September 16, 2008, revised October 1, 2008 by HGOR, reference the chart that describes the square footage per Tract B.

Additional information is as follows:

- Tract size: 19.21 acres
- Zonig: MUO
- 212 proposed units at average size of 943 sf and 44,000 sf commercial
- Density: 11.45 units/acre
- Buildings: 3-Stories
- 424 spaces proposed



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