

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION		OWNER INFORMATION*	
NAME: <u>The Worthing Companies</u> <u>c/o Andersen, Tate & Carr</u>		NAME: <u>Redus Georgia Commercial, LLC</u> <u>c/o Lynn Holliday, Seyfarth Shaw, LLP</u>	
ADDRESS: <u>1960 Satellite Blvd., Suite 4000</u>		ADDRESS: <u>1075 Peachtree Street, N.E.</u> <u>Suite 2500</u>	
CITY: <u>Duluth</u>		CITY: <u>Atlanta</u>	
STATE: <u>Georgia</u>	ZIP: <u>30097</u>	STATE: <u>Georgia</u>	ZIP: <u>30309</u>
PHONE: <u>(7710) 822-0900</u>		PHONE: <u>(404) 885-6689</u>	
CONTACT PERSON: <u>Michael L. Sullivan</u>		PHONE: <u>(770) 822-0900</u>	
CONTACT'S E-MAIL: <u>msullivan@atclawfirm.com</u>			

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): C-2 REQUESTED ZONING DISTRICT: MUO

LAND DISTRICT(S): 7 LAND LOT(S): 124 ACREAGE: 18.16 acres

ADDRESS OF PROPERTY: 1460 Distribution Drive

PROPOSED DEVELOPMENT: Mixed-Use Development

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>266 units</u>	No. of Buildings/Lots: <u>2</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>24,000 square feet</u>
Gross Density: <u>14.65 units per acre</u>	Density: <u>5,504 square feet per acre</u>
Net Density: <u>14.65 units per acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



ANDERSEN TATE & CARR

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LETTER OF INTENT
FOR MIXED-USE OVERLAY (MUO) DESIGNATION REQUEST
THE WORTHING COMPANIES / THE HEIGHTS AT SATELLITE BLVD.
Satellite Boulevard / Old Peachtree / Interstate 85

The Applicant, The Worthing Companies (hereinafter, "Applicant"), submits this request for creating a Mixed-Use Overlay (MUO) on an approximately 18.16 acre tract of land (hereinafter, the "Property") located near the northeastern corner of Satellite Boulevard and Old Peachtree Road along the westerly right-of-way of Interstate 85. The subject property covered by this Application is currently zoned C-2.

The proposed mixed-use development would include both retail/commercial and residential components and would be a perfect compliment to the existing components of the Huntcrest development within which the subject Property is located. While Huntcrest currently contains some higher density, owner-occupied residential townhomes, there is no residential option for the higher income young professionals who would be attracted to the learn/work/play options and convenient location Huntcrest offers, but who are not yet interested in taking on the responsibilities of homeownership and who would prefer an upscale apartment lifestyle option.

On the whole, Gwinnett County has very few upscale apartment community options for young professionals. As a result, many of them are choosing to live "Inside the Perimeter," where upscale apartment options and vibrant restaurant, entertainment and cultural opportunities are readily available and just make the "reverse commute" to their jobs in Gwinnett. This underserved market of young professionals is exactly the sort of demographic that Gwinnett needs to attract to maintain its vibrancy (and exactly the demographic Gwinnett would want in future years to transition to single-family residential areas in Gwinnett when they decide to settle down and raise their families). The introduction of high-end, residential apartments will introduce a much needed base of new, affluent customers for the numerous restaurants and commercial uses already in this area, energizing the commercial base and making those existing businesses and restaurants even more viable. The young professionals who will gravitate to our project are exactly the demographic that can bring new vitality to Gwinnett.

Moreover, the Gwinnett 2030 Unified Plan has designated the I-85 corridor as well as the specific area within which this property is located for higher density residential and mixed-use developments, making this request entirely consistent with the Plan's guidelines for this area.

The property has access to a public water supply, public sanitary sewer, and convenient access to collector streets, major thoroughfares and an interstate highway. The subject property is also located near public transportation routes and locations already existing and being considered in Gwinnett County.



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THE WORTHING COMPANIES

Since 1986, Worthing has been one of the most active private real estate companies in the southeastern United States, specializing in the development and management of high quality, luxury multifamily residential properties. Worthing has earned its reputation for high quality, having developed more than 25,000 luxury apartment units representing an investment of more than \$2.2 billion in cities across the southeast. In Gwinnett, Worthing developed and constructed (and continues to manage) the 5375 Sugarloaf Parkway complex, one of Gwinnett's earliest higher-end apartment complexes.

CONCLUSION

This proposed mixed-use development would bring a vibrant, upscale, mixed-use community to this area and new customers for the existing restaurants and stores already nearby. Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.

This 29th day of June, 2011.

Respectfully submitted,

ANDERSEN, TATE & CARR, P.C.



Michael L. Sullivan
Attorney for the Applicant



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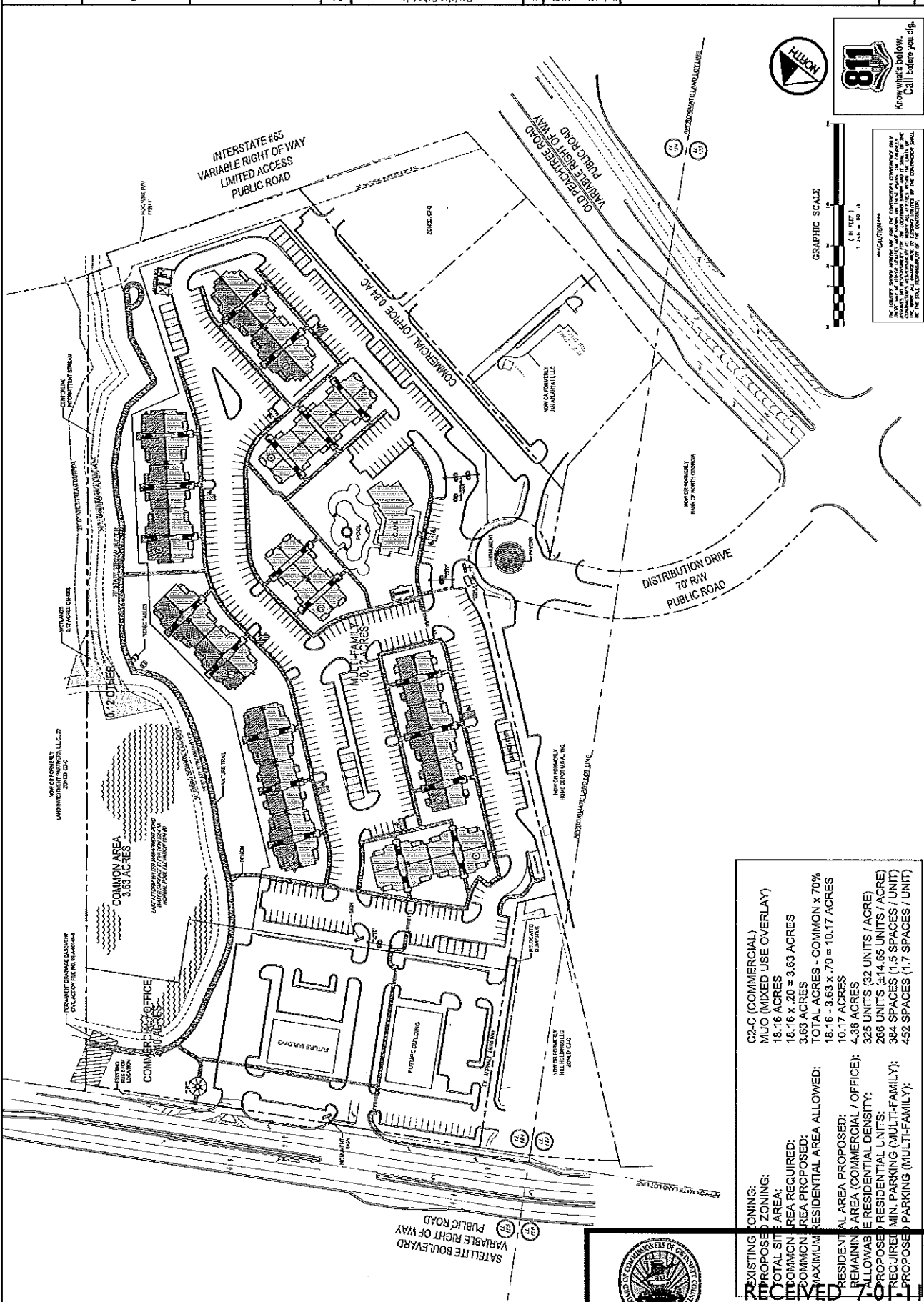
Summit
Engineering Consultants, Inc.
545 Peachtree Center East, Suite 400
Atlanta, GA 30328
(404) 522-5775

THE WORKING COMPANIES
5509 PEACHTREE CUMMODOY RD.
SUITE 400
ATLANTA, GA 30328
OFFICE: 770-522-5775
FAX: 770-522-5784

Project No.	5404
Scale	AS SHOWN
Date	5/11
Drawn By	DKM
Checked By	DKM
Design By	DKM
Revised Schedule	
Rev	
By	
Date	

ZONING SITE PLAN
THE HEIGHTS AT SATELLITE
LAND LOT 124 - B DISTRICT
GWINNETT COUNTY, GEORGIA

Drawing No.
10F-1
S:\10fzoning



811
Know what's below.
Call before you dig.

CAUTION
THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES.

EXISTING ZONING:	C2-C (COMMERCIAL)
PROPOSED ZONING:	MUC (MIXED USE OVERLAY)
TOTAL SITE AREA:	18.16 ACRES
COMMON AREA REQUIRED:	18.16 x .20 = 3.63 ACRES
COMMON AREA PROPOSED:	3.63 ACRES
MAXIMUM RESIDENTIAL AREA ALLOWED:	TOTAL ACRES - COMMON x 70% 18.16 - 3.63 x .70 = 10.17 ACRES
RESIDENTIAL AREA PROPOSED:	10.17 ACRES
REMAINING AREA (COMMERCIAL / OFFICE):	4.38 ACRES
ALLOWABLE RESIDENTIAL DENSITY:	266 UNITS / ACRE
PROPOSED RESIDENTIAL UNITS:	266 UNITS (14.65 UNITS / ACRE)
REQUIRED MIN. PARKING (MULTI-FAMILY):	384 SPACES (1.5 SPACES / UNIT)
PROPOSED PARKING (MULTI-FAMILY):	452 SPACES (1.7 SPACES / UNIT)



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