

SPECIAL USE PERMIT APPLICATION

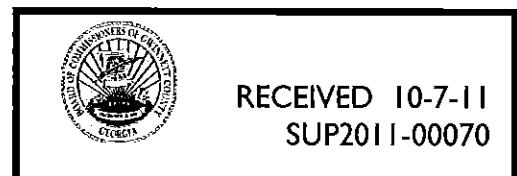
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>SU Facility #10, LLC</u>	NAME: <u>Land Investment Partners, L.L.C., 7</u>
ADDRESS: <u>800 East 90th St</u> <u>Suite 175</u>	ADDRESS: <u>2303 Cumberland Pkwy</u>
CITY: <u>Indianapolis, IN 46240</u>	CITY: <u>Atlanta</u>
STATE: <u>INDIANA</u> ZIP: <u>46240</u>	STATE: <u>Georgia</u> ZIP: <u>30339</u>
PHONE: <u>(317) 843-5956</u>	PHONE: <u>(678) 306-4210</u>
CONTACT PERSON: <u>Mark Kilby</u> PHONE: <u>(404) 201-6130</u>	
CONTACT'S E-MAIL: <u>mark.kilby@kimley-horn.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M-1</u>	BUILDING/LEASED SQUARE FEET: <u>50,000</u>
LAND DISTRICT(S): <u>6th</u>	LAND LOT(S): <u>302</u> ACREAGE: <u>5.244</u>
ADDRESS OF PROPERTY: <u>5515 Spalding Drive Peachtree Parkway</u>	
SPECIAL USE REQUESTED: <u>Private School</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED





Kimley-Horn
and Associates, Inc.

J. Mark Kilby
Kimley-Horn & Associates
817 W. Peachtree Street, N.W., Suite 601
Atlanta, GA 30308

RE: 5515 Spalding Drive
Special Use Permit (SUP) Application

To whom it may concern:

Please accept this letter as a "Letter of Intent" to the Gwinnett County Department of Planning and Development in support of the SUP application for site addressed 5515 Triangle Parkway for use as a Private School. The current vacant office building will be utilized by South University for their flagship campus in Atlanta. South University has 11 campuses in the following cities:

Montgomery AL
Tampa, FL
West Palm Beach, FL
Savannah, GA
Novi, MI
Columbia, SC

Austin, TX
The Art Institute of Dallas
The Art Institute of Fort Worth
Richmond, VA
Virginia Beach, VA

The following degrees are offered at these 11 campuses as well as online:

Accounting
Advertising Design
Anesthesiologist Assistant
Art of Cooking
Baking & Pastry
Business Administration
Criminal Justice
Culinary Arts
Culinary Management
Design & Media Management
Digital Filmmaking & Video Production
Digital Image Management
Dual Degree: Pharmacy & Business Administration
Fashion & Retail Management
Fashion Design
Fashion Retailing
Graphic Design
Health Science
Healthcare Administration
Healthcare Management
Information Systems & Technology

Information Technology
Interior Design
Leadership
Legal Studies
Media Arts & Animation
Medical Assisting
Nursing
Nursing RN to BSN Degree Completion
Paralegal Studies
Photography
Physical Therapist Assisting
Physician Assistant Studies
Professional Counseling
Psychology
Public Administration
Restaurant & Catering Management
RN to Master of Science in Nursing
Video Production
Web Design & Development I
Web Design & Development II
Web Design & Interactive Media



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and Associates, Inc.

The site is currently zoned M-1 and no alternative zoning is requested. However, a Special Use Permit is requested for a Private School that offers bachelors and masters programs.

Currently, the 5.244 acre site consists of one 50,000 square foot office building with surface parking, loading dock, and full movement access drives from Spalding Drive and Triangle Parkway. The proposed improvements consist of the addition of approximately 123 parking spaces to be constructed to the southeast and north of the existing building. This additional parking will bring the total parking on-site to 328 spaces which will allow South University to function for its intended build-out student load. The required number and type of ADA accessible parking spaces and routes will be provided to meet Gwinnett County's Development Regulations. No new buildings nor building expansions are being contemplated.

Street furniture pads and decorative street lights are proposed to be constructed within the right-of-way of Spalding Drive from the west property line to the intersection with Peachtree Parkway in accordance with the Peachtree Corners Overlay District Requirements. As part of the SUP Application, we respectfully request a waiver from the Peachtree Corners Overlay District Requirements to provide sidewalks, street furniture pads, decorative street lights and shade trees along the Peachtree Parkway frontage within the right-of-way. Due to the extreme topography (up to 16 feet of elevation difference at back of right-of-way), existing dense tree growth within right-of-way of Peachtree Parkway, and lack of clear zone distance from existing edge of pavement and guardrail along Peachtree Parkway frontage, it is impractical to construct these improvements. Furthermore, there is no continuation of such pedestrian facilities to the north of this property. The Georgia Department of Transportation requirements entail a clear zone distance for Peachtree Parkway to be 26 feet. The existing distance from the edge of pavement to the guardrail is 7 feet; therefore there is not enough distance to safely construct a sidewalk. The removal of mature trees and filling required to bring this area to street grade would required a GDOT encroachment permit which would likely not be approved due to the removal of vegetation required.

Thank you for your time and consideration in this matter.

Sincerely,

A handwritten signature in black ink that reads "J. Mark Kilby".

J. Mark Kilby, P.E.
Kimley-Horn & Associates, Inc.



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