

REZONING APPLICATION

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

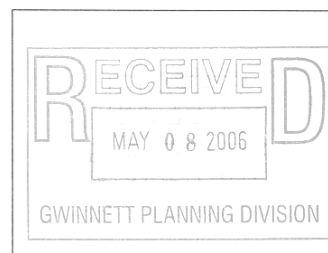
APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Asian Village Atlanta</u>	NAME: <u>MJE Corp. & WG-75</u>
ADDRESS: <u>625 Holcomb Bridge Road</u>	ADDRESS: <u>669 Atlanta Country Club Drive</u>
CITY: <u>Norcross</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30067</u>
PHONE: <u>(678) 618-3822</u>	PHONE: <u>404-892-2599</u>
CONTACT PERSON: <u>Suzy O'Neal</u> PHONE: <u>(404) 402-1573</u> FAX: <u>(404) 759-2514</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
PRESENT ZONING DISTRICT(S): <u>M-1</u> REQUESTED ZONING DISTRICT: <u>R-TH</u>	
LAND DISTRICT(S): <u>06</u> LAND LOT(S): <u>251</u> ACREAGE: <u>23.58</u>	
ADDRESS OF PROPERTY: <u>Governors Lake Parkway, Norcross, GA</u>	
PROPOSED DEVELOPMENT: <u>Single-Family Residential Area as component of Asian Village Atlanta, a Mixed-Use Cultural Center</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>140</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (sq. ft.) <u>1,500</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY <u>6.0</u>	DENSITY _____
NET DENSITY <u>6.0</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED.

CASE NUMBER RZM 06 015





May 5, 2006

RZM 06 015

Mr. Michael Williams, Director
Gwinnett County Department of
Planning & Development
One Justice Square
446 Crogan Street
Lawrenceville, GA 30045

RE: Rezoning Application
Letter of Interest
Asian Village Atlanta
23.58 Acres on Governors Lake Parkway



Dear Mr. Williams:

Asian Village Atlanta LLC respectfully requests the rezoning of a 23.58 acre parcel of land located within the area known as Governors Lake from M-1 to R-TH so that it may be developed as part of this proposed multi-cultural project.

Asian Village Atlanta will be a high-end multi-use cultural resource and tourist center. Ultimately, the project will include museums, galleries, theaters, high-end specialty shops, restaurants, offices for commercial, banking and professional services, a Chinese-style hotel, the Chinese Friendship Garden and the residential area that is the subject of this rezoning application. The entire project will be developed with Asian architectural motifs and lush landscapes.

Current plans include three areas of this project:

1. **The Chinese Friendship Garden.** This garden will be built as a gift of friendship from the City of Suzhou in China to the State of Georgia and Gwinnett County. It will be designed by Chinese-born architect (and Gwinnett County resident) Yong Pan, the award-winning designer of the Chinese Garden at the Missouri Botanical Garden known as a showplace of extraordinary craftsmanship and the most authentic Chinese Garden of its size in the United States.
2. **Garden Style Residential Area.** A 23.58 acre tract located across the lake from the Chinese Friendship Garden will be developed as a high-end residential area with 186 townhouses and villas. The homes will be built with a Chinese architectural motif and landscaped with native plant materials highlighted with the lush look of the Chinese Garden. Primary design work for this area is being completed by China's prestigious Quinhua University in Beijing and architect Yong Pan.
3. **Asian Village Atlanta Commercial Area.** A 7.13 acre tract located on Governors Lake Drive and Peachtree Industrial Boulevard Northbound Access Road will be developed as a 60,000 square foot Asian-inspired shopping area that includes shops, galleries, restaurants, and a Confucius Temple all connected by pedestrian plazas and walkways.

Concept Plans for these areas are shown on the attached Rezoning Plan, along with a Preliminary Layout Plan of other areas of Asian Village Atlanta.

44 Broad Street NW, Suite 300, Atlanta, Georgia 30303 phone (404) 832-2354 fax (404) 522-9454

Details for The Garden Style Residential Area are as follows:

Location: LL 6 District 251 Parcel 002
Identified as Tracts F & G on the attached survey plat.

Area: Gross Area 23.58 acres
Net Area 23.58 acres

Existing Site Conditions: Undeveloped and wooded with an existing lake/detention facility

Existing Zoning: M-1
Subject to SUP 03-024

Proposed Zoning: R -TH
A request for termination of the SUP accompanies this package.

Density Requested: 6 units per acres

Number of Units: Townhouses 72 units
Villas 68 units
Total 140 units

Unit Description:

- Two Story Townhouses built with Chinese Architectural Motif in 3 to 8 units groups
- One Story Villas built with Chinese Architectural Motif in 3 to 4 unit clusters
- One or Two Car Garages provided for every unit
- Minimum Unit Size – 1,500 square feet
- Maximum Unit Size – 2,500 square feet

Parking: Three spaces per unit, overall

Lot Sizes:

Townhouses	Typical Area	2,200 square feet
	Typical Width	22 feet
	Typical Depth	100 feet
Villas	Typical Area	4,800 square feet
	Typical Width	40 feet
	Typical Depth	120 feet

Open Space: Open Area 5.8 acres
Lake Area 1.2 acres

Recreation Facilities: *No on-site recreation structures are planned at this time.*

Floodplain: *There are no areas of this site located within the 100-year floodplain based on a review of FIRM Panel 81 of 195, Map Number 13135C0081F.*

Stormwater Detention: *Detention will be provided within the existing and expanded lake(s).*





Water & Sewer: *Water and sewer are service are available to the site.
All proposed utilities will be placed underground.*

DRI: *Based on a phone conference held with Mike Alexander of the ARC on Monday, May 1, 2006, this project does not meet the minimum thresholds when reviewed with the two other areas currently planned for development within Asian Village Atlanta. While Asian Village Atlanta will ultimately be larger, other aspects of the projects are preliminary at this time.*

Because this project will be developed in conjunction with the commercial tract previously described, we request that the two rezoning be placed together on the August 22, 2006 Board of Commissioners' agenda.

If any additional information is required, please contact me at 404-402-1573 or by e-mail at suzy1290@comcast.net. Thank you so much for help and consideration.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'Suzy O'Neal', with a long horizontal flourish extending to the right.

Suzy O'Neal, RLA, AICP
Rezoning Representative

Enclosures in accordance with the Rezoning Checklist



