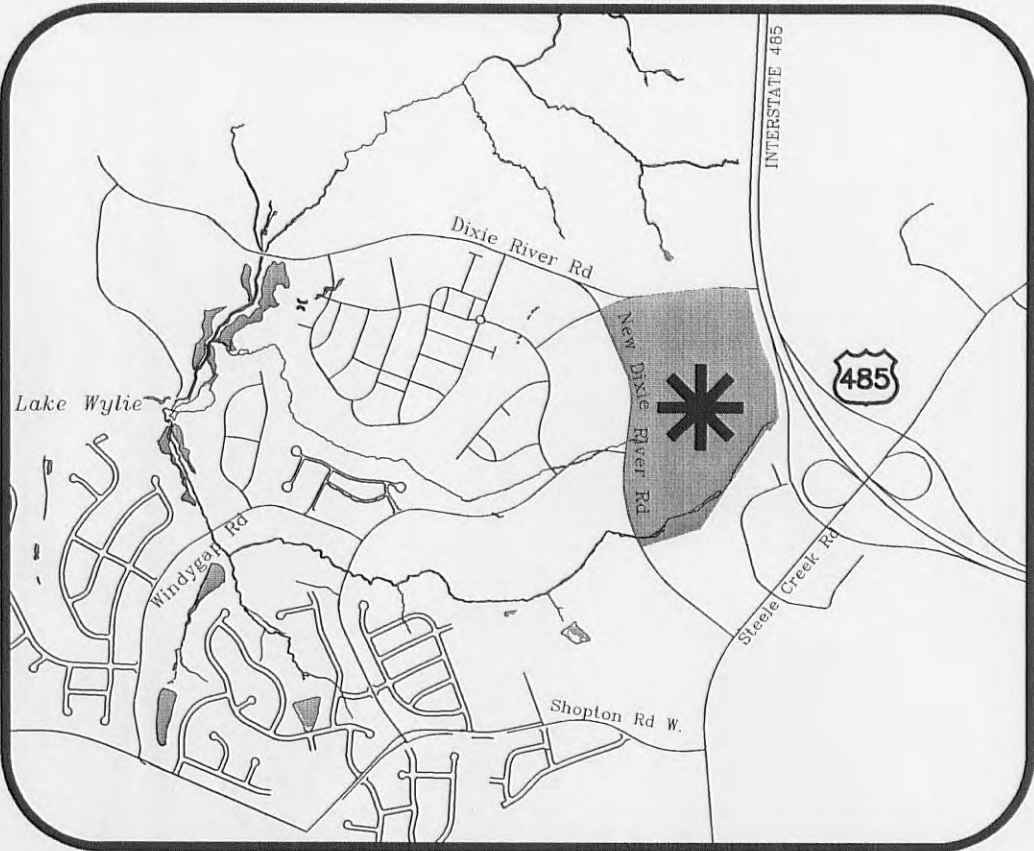
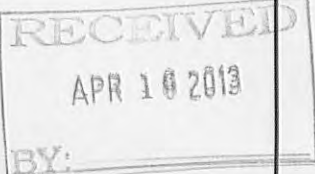




VICINITY MAP
NTS



SITE DEVELOPMENT DATA

Site Acreage:	82.0 Ac.
Tax Parcels:	199-241-03, 199-241-13, 199-241-15, 199-241-34, 199-241-44, 199-251-01
Proposed Zoning:	MUDD-O (LLW-PA); CC (LLW-PA); CC (SPA) LLW-PA
Existing Zoning:	CC (LLW-PA); CC SPA (LLW-PA); I-1 (CD) (LLW-PA - by Rezoning Petition No. 2010-11); and R-3 (LLW-PA)
Existing Uses:	Vacant and two single family homes
Proposed Uses:	Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the CC and MUDD zoning districts.

Maximum Gross Development: Up to 525,000 square feet of gross floor area and a hotel with up to 120 rooms (see Development Standards for detail).

Maximum Building Height: As allowed by the Ordinance in the area zoned CC. In the area Zoned MUDD-O building height will be limited to 50 feet except for certain architectural features such as towers, gallery roofs and similar structures which may be up to 65 feet in height. Height to be measured as defined by the Ordinance.

Parking: As required by the Ordinance for the portion of the Site zoned CC and a minimum of one space per 250 gross s.f. of building area for the portion of the Site zoned MUDD-O

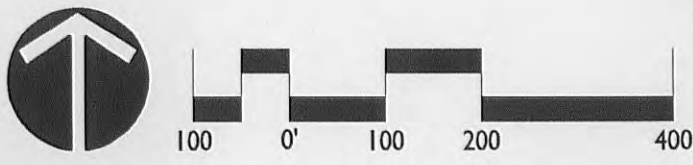
Open Space: A minimum of 15% of the Site will be established as open space as defined by the Ordinance.

SITE LEGEND

- SITE ACCESS
- PUBLIC STREET
- PRIVATE STREET
- BUILDING EDGE
- LOW WALL/ LANDSCAPE EDGE

APPROVED BY
CITY COUNCIL

APR 22 2013



STEELE CREEK RETAIL CENTER
REZONING PETITION No. 2013-001
STEELE CREEK (1997) Limited Partnership
TECHNICAL DATA SHEET

REVISIONS:	
(1)	12.21.12 REVISE PER STAFF COMMENTS
(2)	03.06.13 - REVISE PER STAFF COMMENTS
(3)	03.15.13 - REVISE PER STAFF COMMENTS
(4)	04.15.13 - REVISE PER STAFF COMMENTS

DATE: DECEMBER 3, 2012
DESIGNED BY: KST
DRAWN BY: KST
CHECKED BY: MRC
SCALE: 1"=200'
PROJECT #: 1012048
SHEET #:
RZ-1

SITE LEGEND



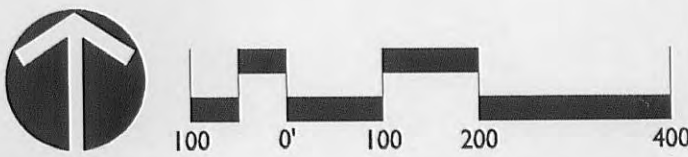
SITE ACCESS

PUBLIC STREET

PRIVATE STREET

APPROVED BY
CITY COUNCIL

APR 22 2013



REVISIONS:
12.21.12 REVISE PER STAFF COMMENTS
(1) 01.15.13 - REVISE PER STAFF COMMENTS
(2) 03.15.13 - REVISE PER STAFF COMMENTS
(3) 04.15.13 - REVISE PER STAFF COMMENTS
(4)

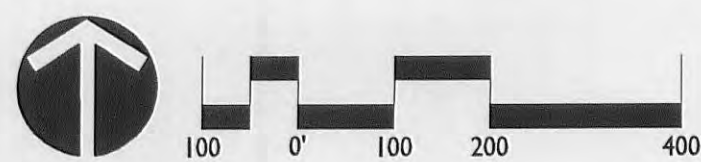
DATE: DECEMBER 3, 2012
DRAWN BY: JST
CHECKED BY: MRC
Q.C. BY: MRC
SCALE: 1"=200'
PROJECT #: 1012046
SHEET #:

RZ-2



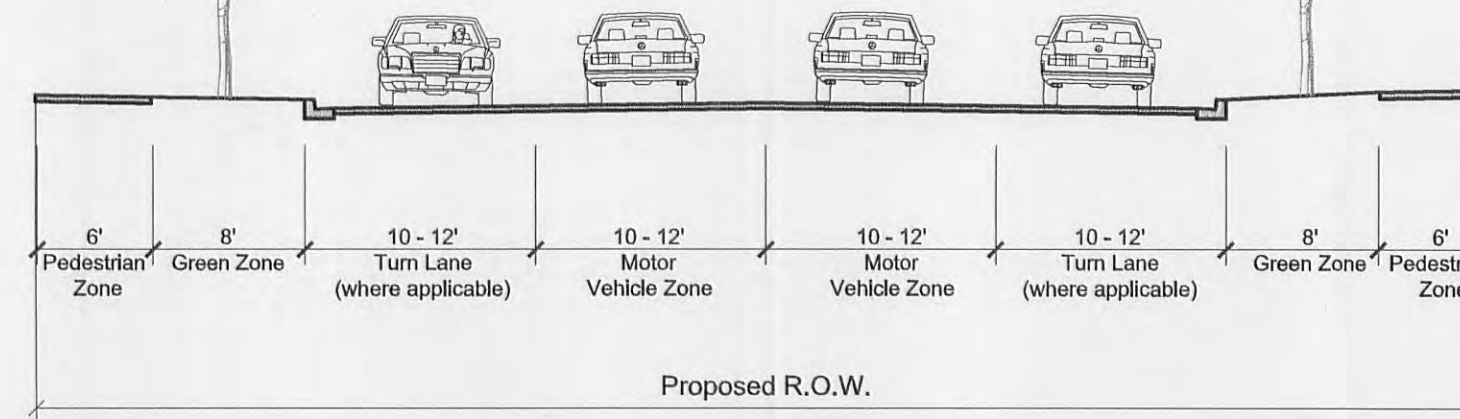
SITE LEGEND

-  PEDESTRIAN ACCESS PLAZAS
-  PEDESTRIAN ACCESS
-  PEDESTRIAN CONNECTIONS



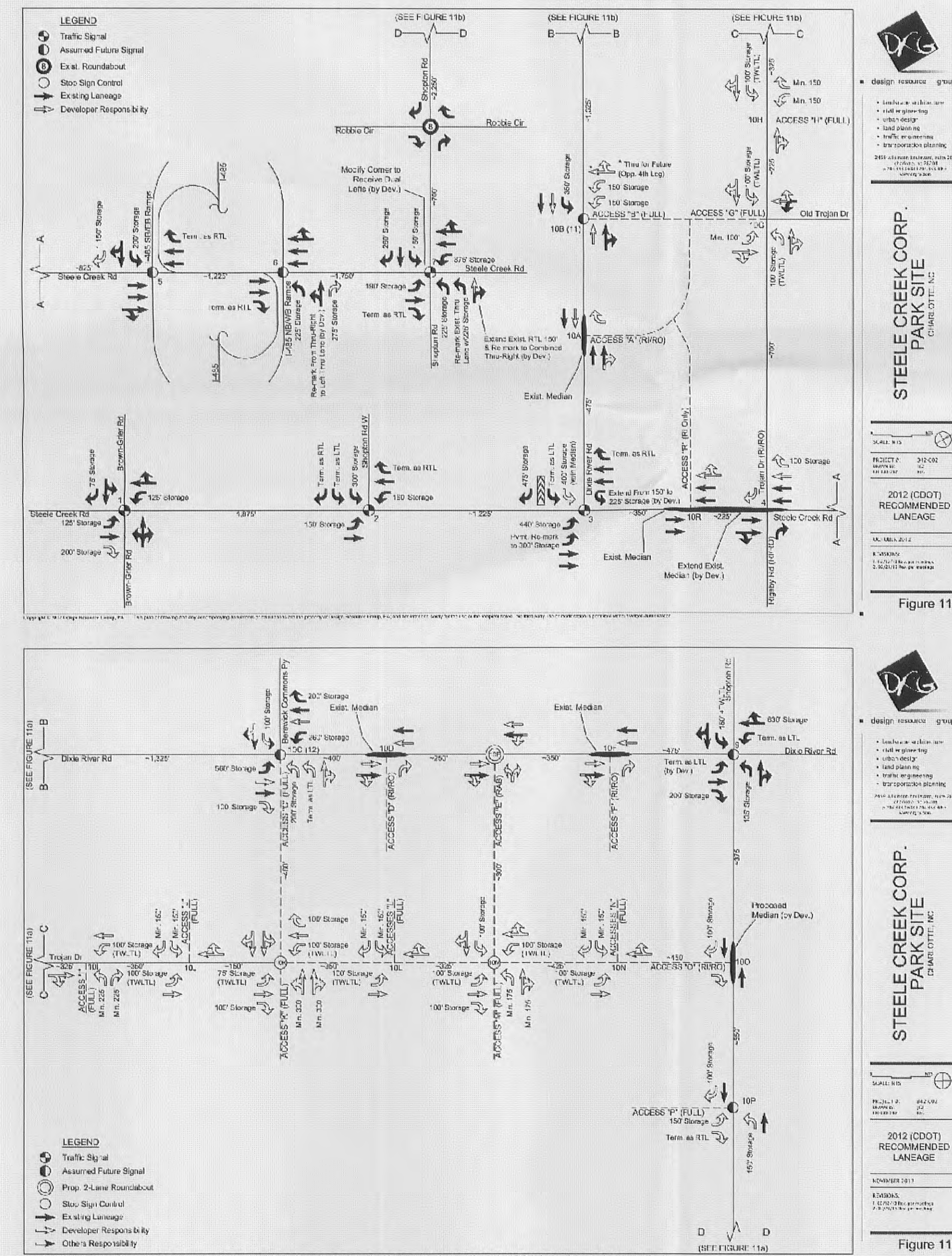
SECTION SCALE 1" = 10'

Section A Avenue



Note: Optional medians allowed at petitioner's discretion

TRAFFIC FIGURES - LANEAGE



APPROVED BY
CITY COUNCIL

APR 22 2013

STEELE CREEK RETAIL CENTER
REZONING PETITION NO. 2013-001
STEELE CREEK (1997) LIMITED PARTNERSHIP
PEDESTRIAN CONNECTIVITY

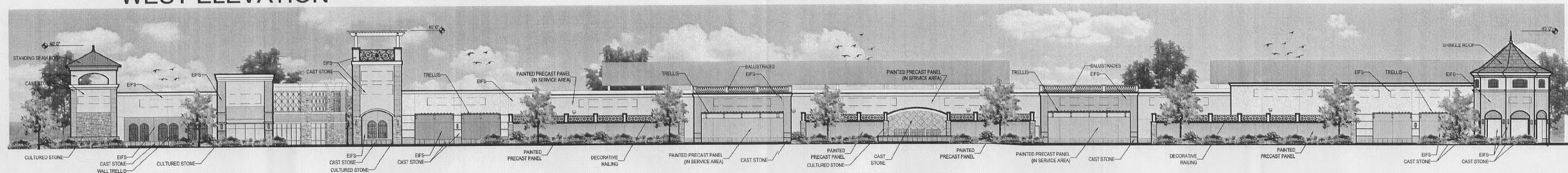
REVISIONS:
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(2) 03/06/13 - REVISE PER STAFF COMMENTS
(3) 03/15/13 - REVISE PER STAFF COMMENTS
(4) 04/15/13 - REVISE PER STAFF COMMENTS

DATE: DECEMBER 3, 2012
DESIGNED BY: KST
DRAWN BY: KST
CHECKED BY: MHC
SCALE: 1" = 100'
PROJECT #: 1012048

SHEET #:
RZ-4

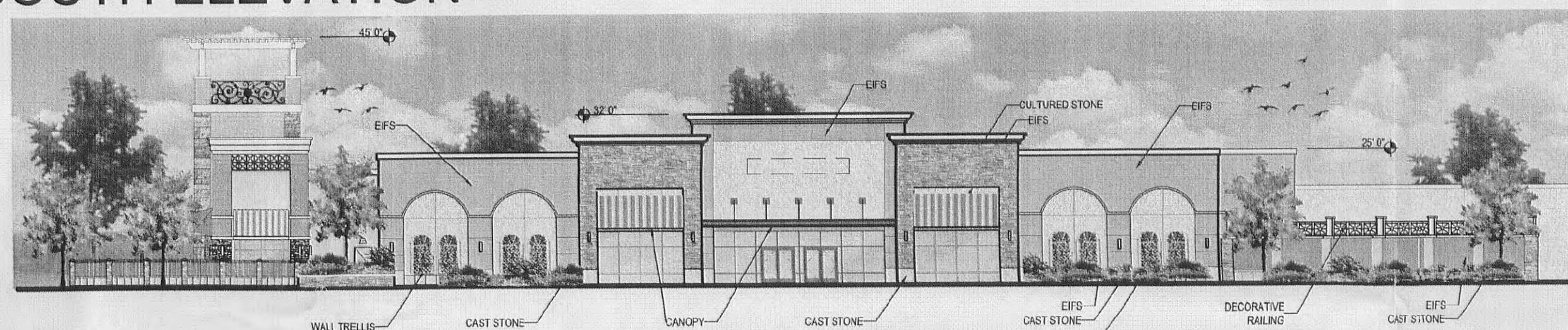
1.14.2013

WEST ELEVATION



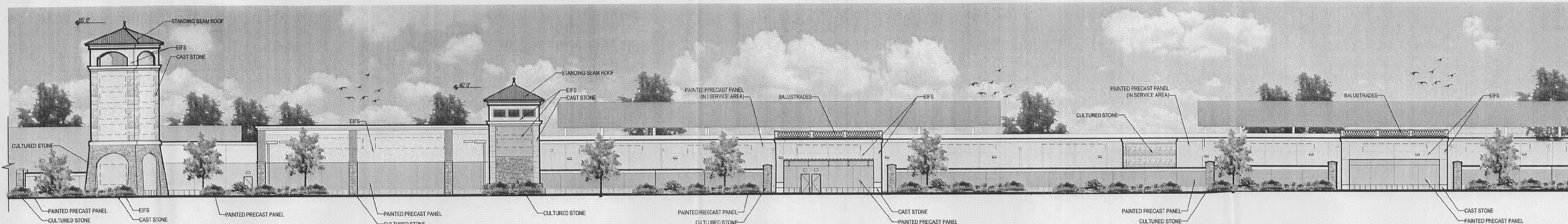
BUILDING 03

SOUTH ELEVATION



BUILDING 01

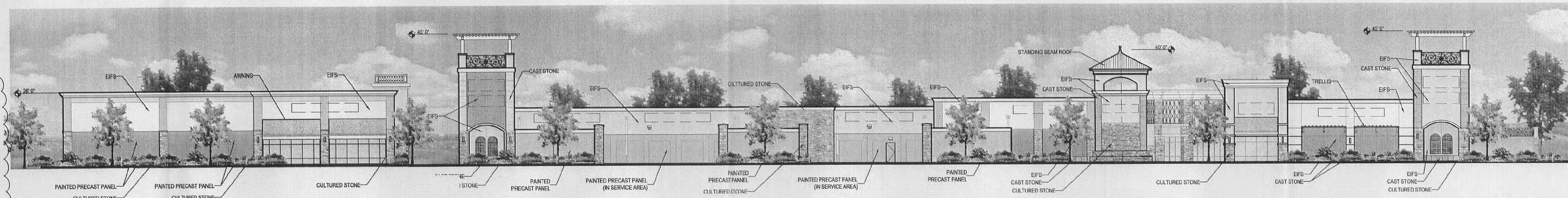
EAST ELEVATIONS: FACING I-485



BUILDING 06

BUILDING 05

NORTH ELEVATIONS



BUILDING 05

BUILDING 04

BUILDING 03

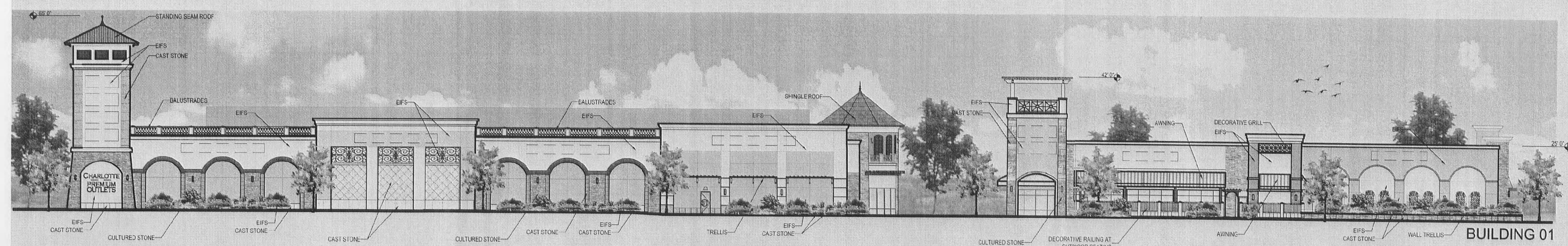
NOTE:
ARCHITECTURE WILL INCLUDE A MIXTURE OF VARIED PARAPET HEIGHTS, SHINGLE AND STANDING SEAM ROOFING, BALUSTRADE, DECORATIVE RELIEFS, TRELLIS AND A VARIETY OF WINDOW, DOOR AND ADVERTISING OPENINGS/ PANELS, MODULATED BUILDING FRONTAGES AND AWNINGS TO CREATE VISUAL INTEREST AS ILLUSTRATED ON THIS SHEET.

APPROVED BY
CITY COUNCIL

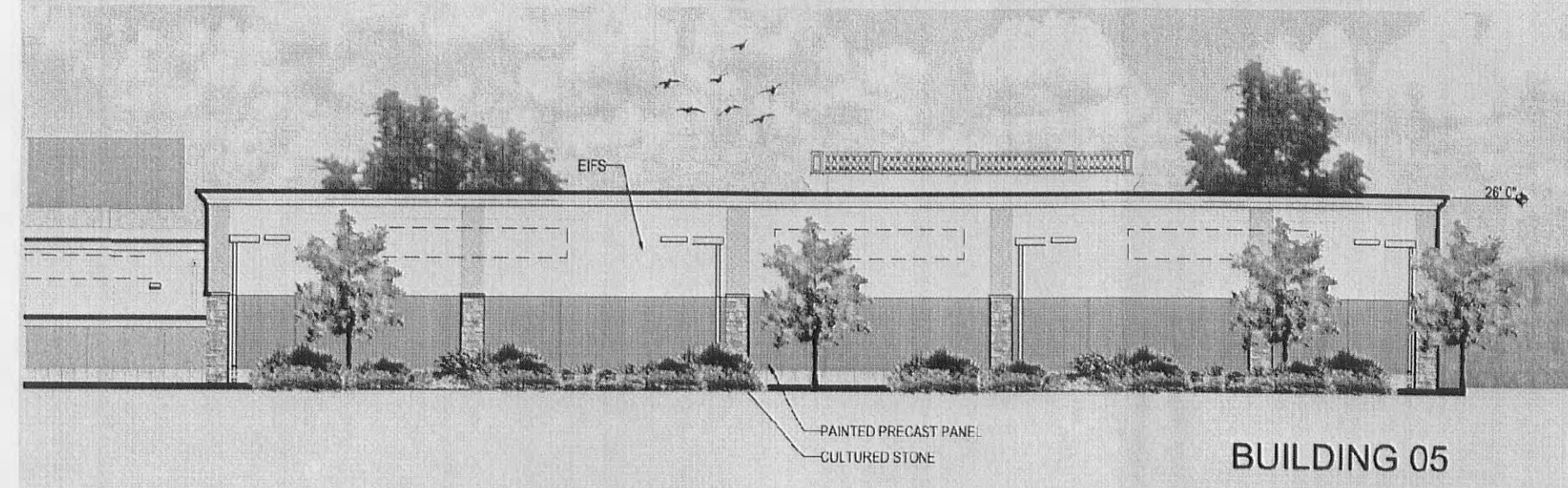
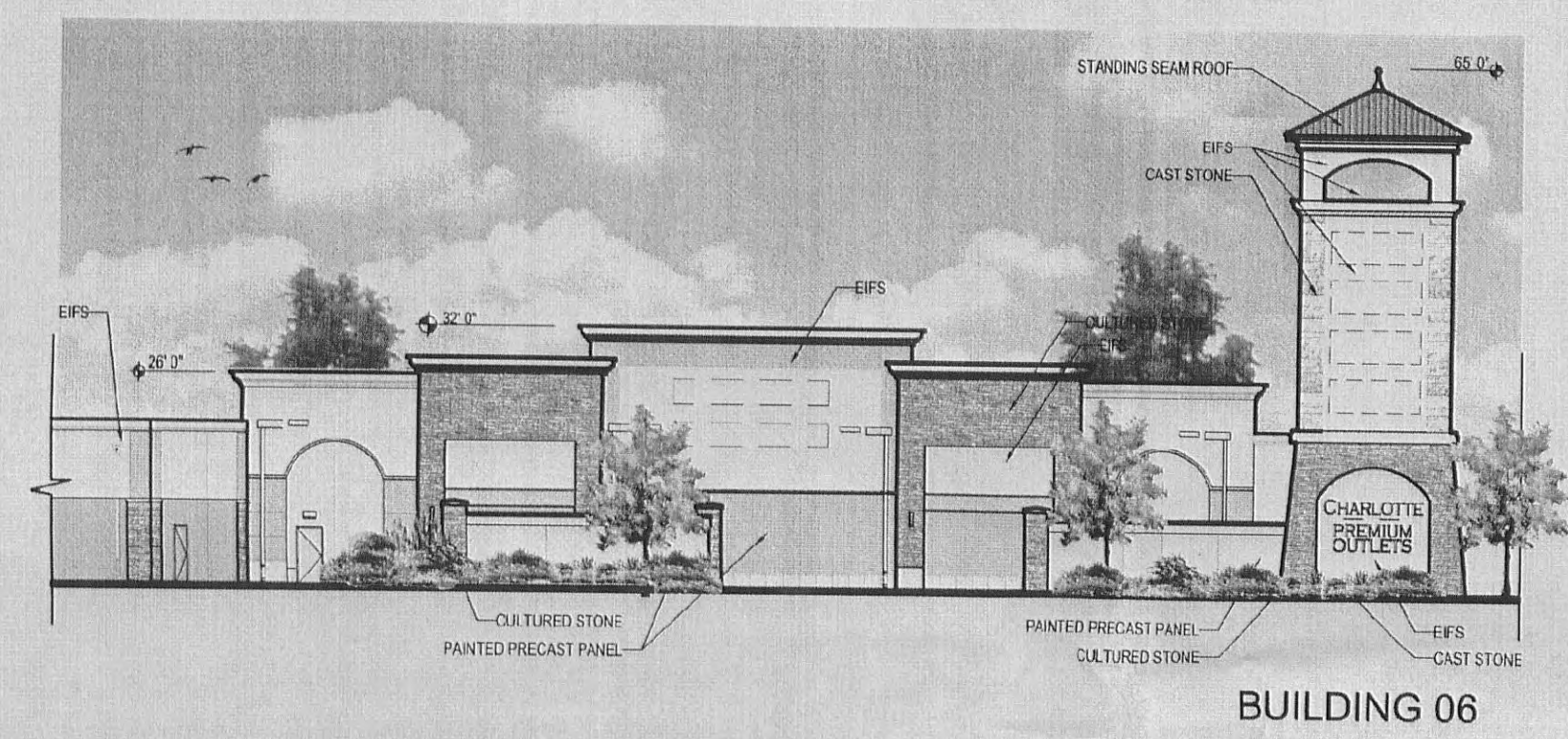
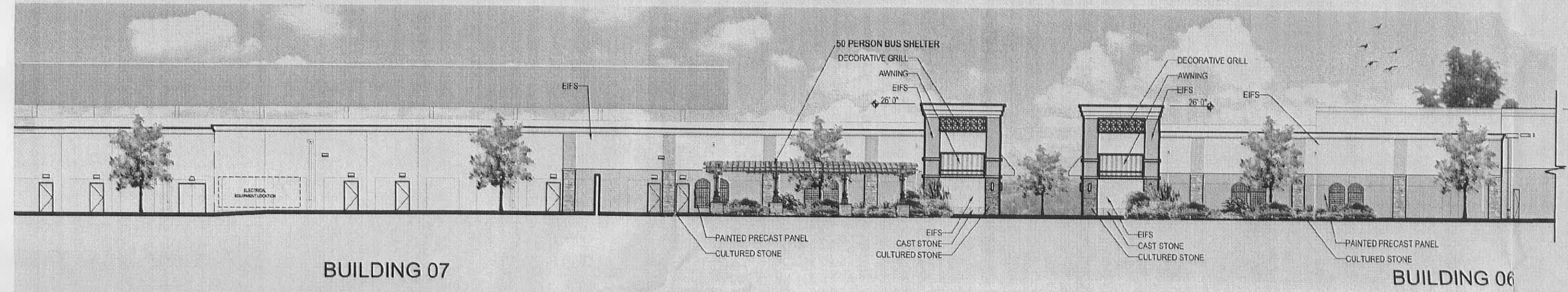
APR 22 2013

REVISIONS:
DATE: DECEMBER 3, 2012
DESIGNED BY: KST
DRAWN BY: KST
CHECKED BY: MRC
QC BY: MRC
PROJECT #: 1012048

STEELE CREEK RETAIL CENTER
REZONING PETITION No. 2013-001
STEELE CREEK (1997) Limited Partnership
CONCEPTUAL ARCHITECTURAL ELEVATIONS

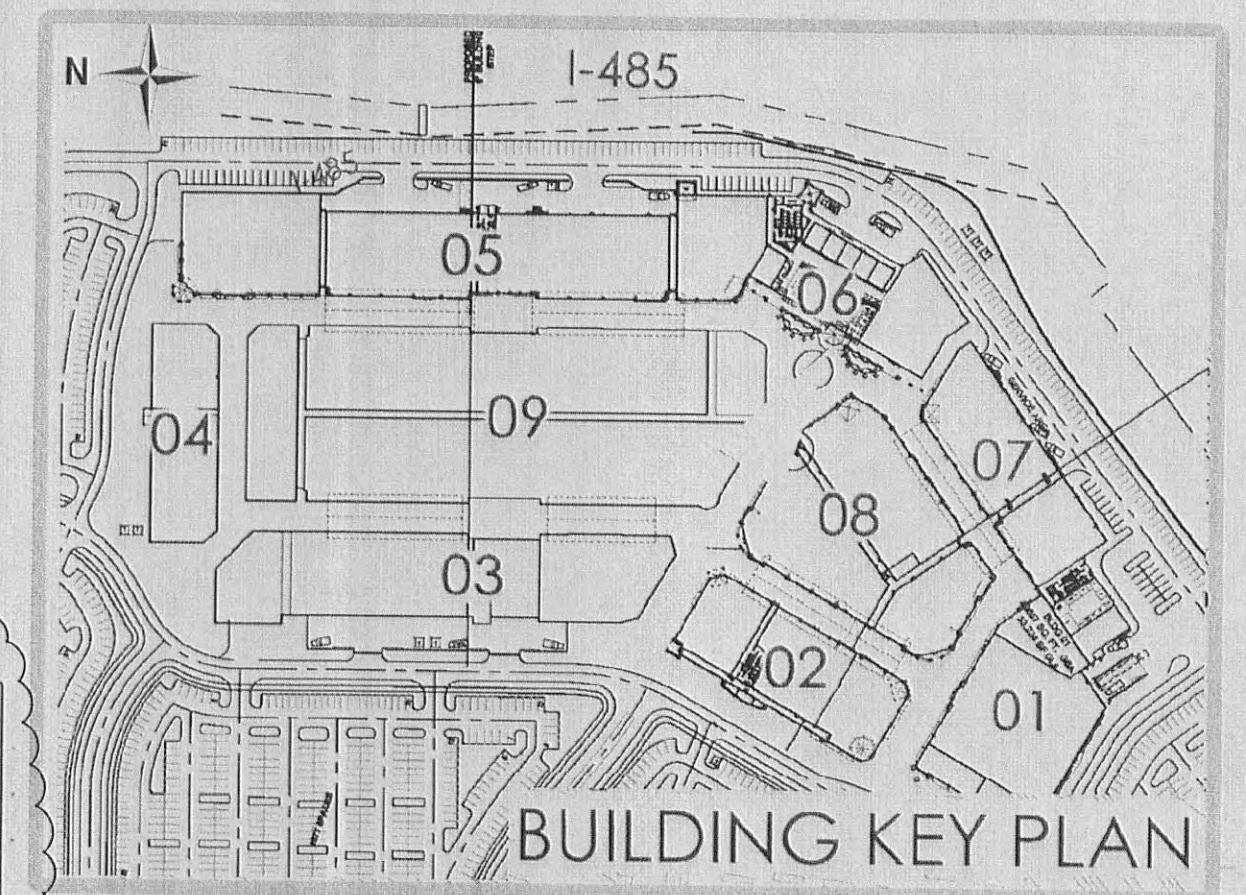


BUILDING 02 "FRONT DOOR"



NOTE:
ARCHITECTURE WILL INCLUDE A MIXTURE OF VARIED PARAPET HEIGHTS, SHINGLE AND STANDING SEAM ROOFING, BALUSTRADE, DECORATIVE RELIEFS, TRELLIS AND A VARIETY OF WINDOW, DOOR AND ADVERTISING OPENINGS/ PANELS, MODULATED BUILDING FRONTAGES AND AWNINGS TO CREATE VISUAL INTEREST AS ILLUSTRATED ON THIS SHEET.

APPROVED BY
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APR 22 2013



THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).

DATE: DECEMBER 3, 2012
DESIGNED BY: KST
CHECKED BY: MRC
Q.C. BY: MRC
SCALE: N/A
PROJECT #: 1012048
SHEET #:
REVISIONS:
(1) 12.21.12 REVISE PER STAFF COMMENTS
(2) 03.06.13 REVISE PER STAFF COMMENTS
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STEELE CREEK RETAIL CENTER
REZONING PETITION No. 2013-001
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CONCEPTUAL ARCHITECTURAL ELEVATIONS