

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).

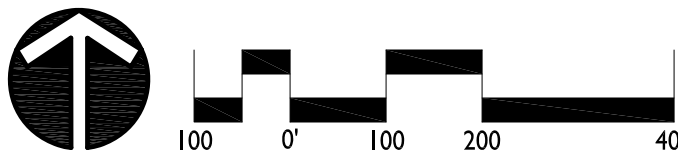
Maximum Building Height: As allowed by the Ordinance in the area zoned CC. In the area Zoned MUDD-O building height will be limited to 50 feet except for certain architectural features such as towers, gallery roofs and similar structures which may be up to 65 feet in height. Height to be measured as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



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: MFC  
SCALE: 1"=200'  
PROJECT #: 1012048  
SHEET #:





SITE LEGEND



SITE ACCESS



PUBLIC STREET



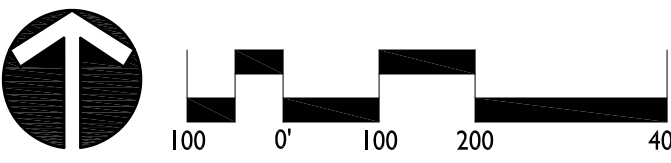
PRIVATE STREET

STEELE CREEK RETAIL CENTER  
REZONING PETITION No. 2013-001  
STEELE CREEK (1997) Limited Partnership  
SCHEMATIC SITE PLAN

REVISIONS:  
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(2) 03.06.13 - REVISE PER STAFF COMMENTS  
(3) 03.15.13 - REVISE PER STAFF COMMENTS  
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SCALE: 1"=200'  
PROJECT #: 1012048  
SHEET #:

RZ-2









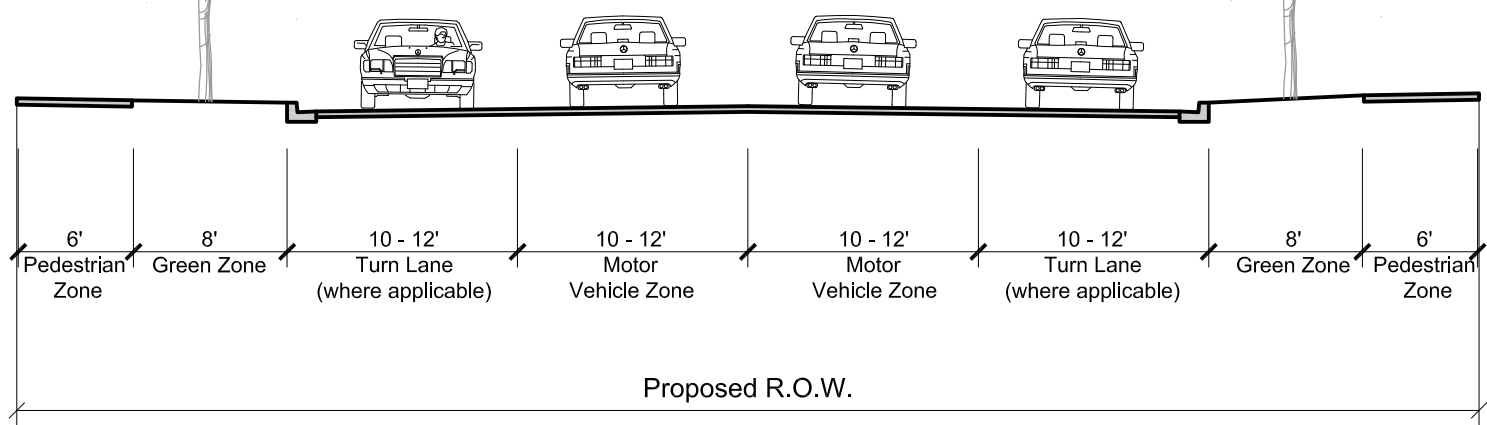


## SITE LEGEND

- PEDESTRIAN ACCESS PLAZAS
- PEDESTRIAN ACCESS
- PEDESTRIAN CONNECTIONS

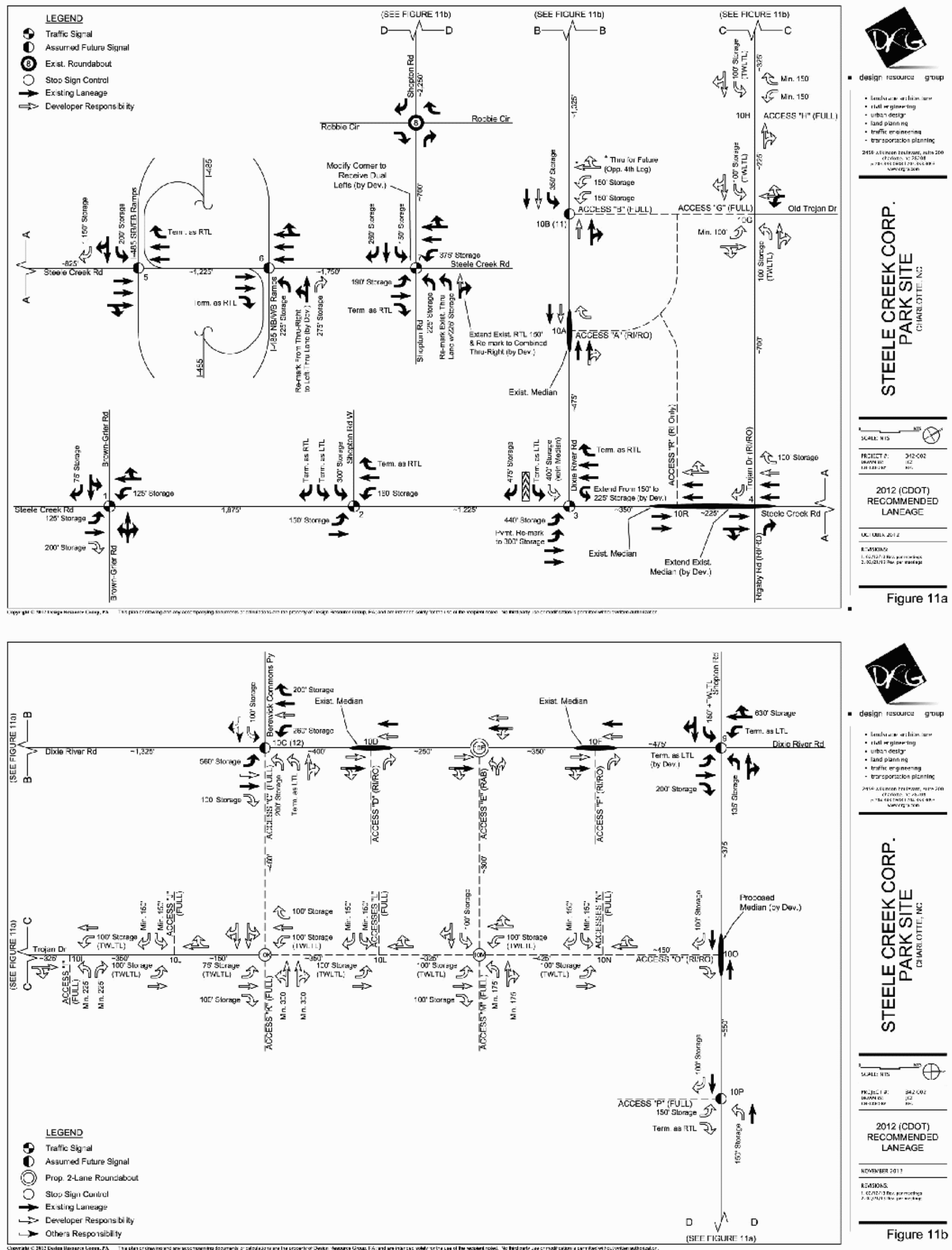
SECTION SCALE 1" = 10'

## Section A Avenue



Note: Optional medians allowed at petitioner's discretion

## TRAFFIC FIGURES - LANEAGE



## STEELE CREEK RETAIL CENTER REZONING PETITION No. 2013-001 STEELE CREEK (1997) Limited Partnership PEDESTRIAN CONNECTIVITY

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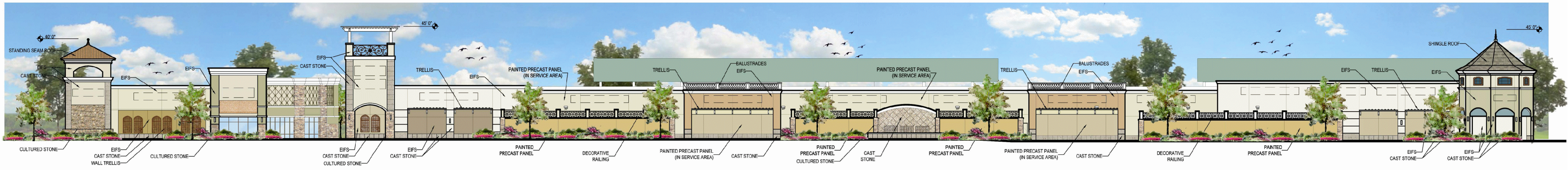
DATE: DECEMBER 3, 2012  
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CHECKED BY: MFC  
SCALE: 1" = 200'  
PROJECT #: 1012048  
SHEET #:

RZ-4

LandDesign  
223 N Graham Street Charlotte, NC 28202  
V: 704.333.0325 F: 704.333.3246  
www.LandDesign.com



WEST ELEVATION



BUILDING 03

SOUTH ELEVATION



BUILDING 01

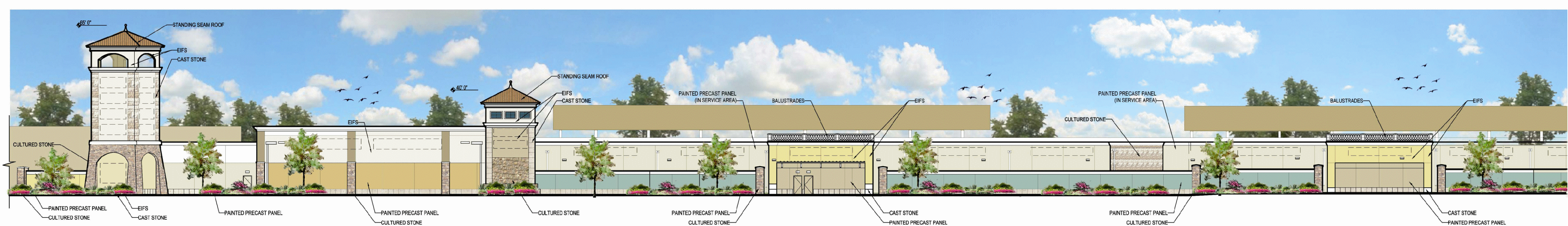
EAST ELEVATIONS: FACING I-485



BUILDING 01

BUILDING 07

EAST ELEVATIONS: FACING I-485



BUILDING 06

BUILDING 05

NORTH ELEVATIONS



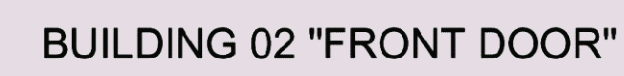
BUILDING 05

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.





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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 *S* MAINTAINED).

