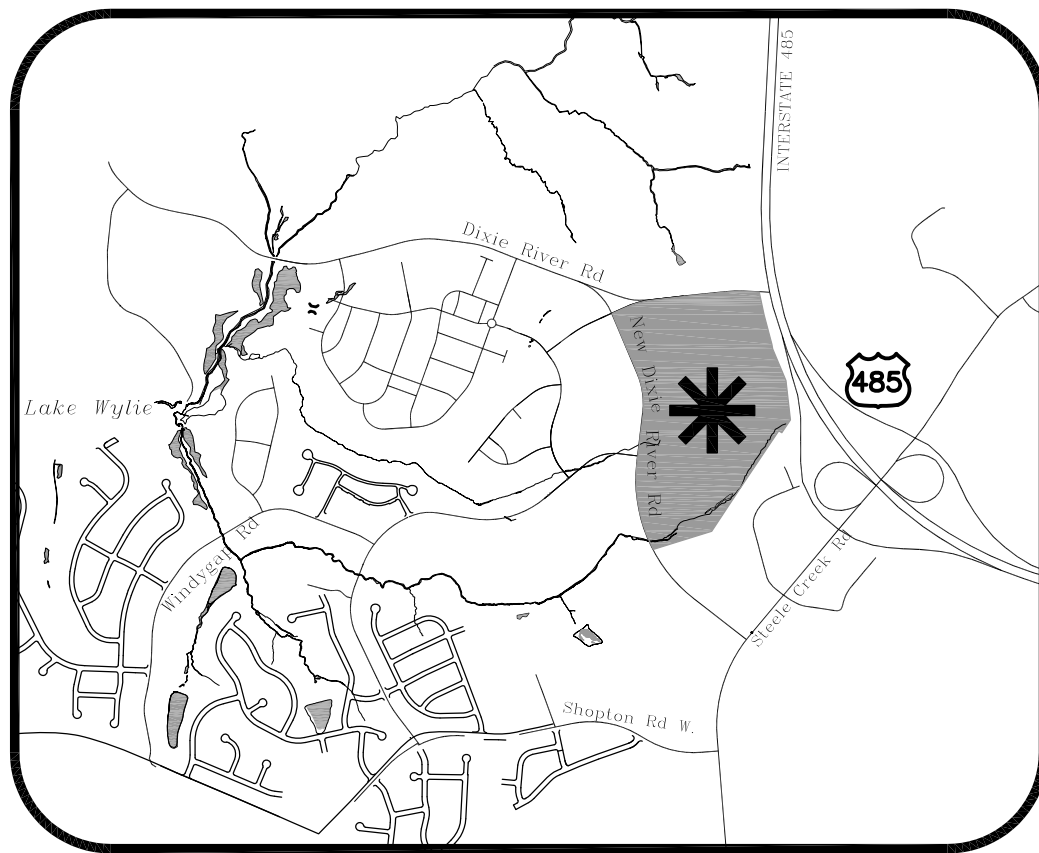
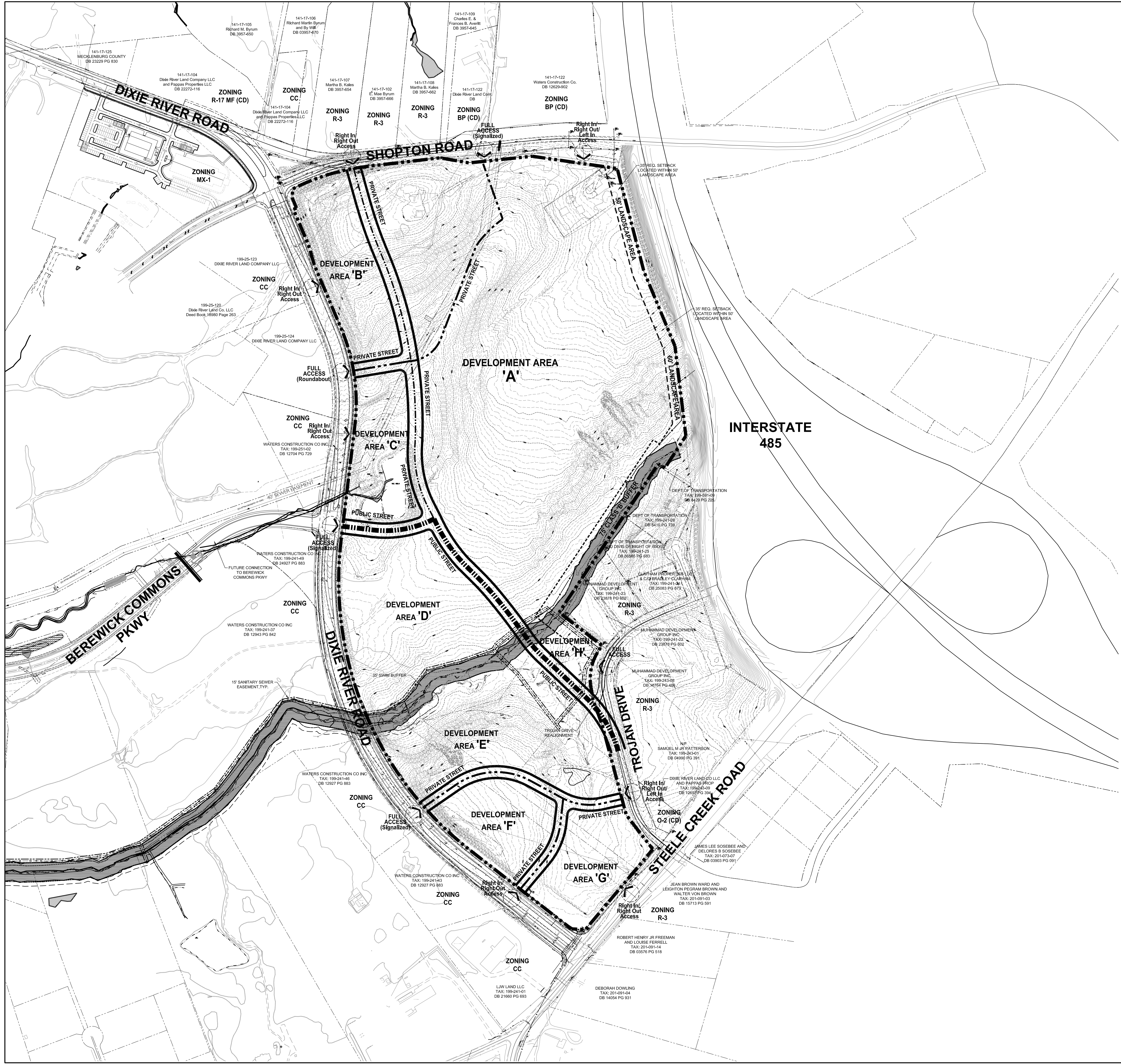


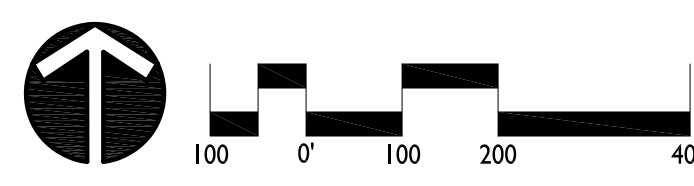
RECEIVED
By mcataldo at 2:32 pm, Oct 25, 2012



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:	CC (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 zoning district.
Maximum Gross Development:	Up to 480,000 square feet of gross floor area and a hotel with up to 120,000 s.f. of gross floor area and no more than 120 rooms.
Maximum Building Height:	As allowed by the Ordinance
Parking:	As required by the Ordinance
Open Space:	A minimum of 15% of the Site will be established as open space as defined by the Ordinance.

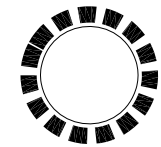




SITE LEGEND



SITE ACCESS

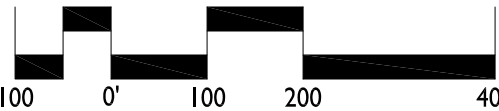


PEDESTRIAN ACCESS PLAZAS

----- PEDESTRIAN CONNECTIONS

■■■■■■■■ PUBLIC STREET

----- PRIVATE STREET



Steele Creek 1997 Limited Partnership
Development Standards
10/19/12
Rezoning Petition No. 2013-000 (Tanger Retail Center)

Site Development Data:

- Acreage: 82.0
--Tax Parcel #: 199-241-03,13,15,34 and 44; 199-251-01
--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
--Proposed Zoning: CC 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 zoning district (as more specifically described below).
--Maximum Gross Square feet of Development: Up to 480,000 square feet of gross floor area and a hotel with up to 120,000 square feet of gross floor area and no more than 120 rooms.
--Maximum Building Height: As allowed by the Ordinance.
--Parking: As required by the Ordinance.
--Open Space: A minimum of 15% of the Site will be established as open space as defined by the Ordinance.

1. General Provisions:

- a. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Steele Creek 1997 Limited Partnership to accommodate development of an upscale outlet retail center and accompanying retail, office and hotel uses on an approximately 82.0 acre site located south of Shopton Road, east of Dixie River Road, north of Steele Creek Road and west of I-485 (the "Site").

Development of the Site will be governed by the attached Technical Data Sheet and these Development Standards (together with the attached Schematic Site Plan referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the CC zoning district classification shall govern all development taking place on the Site.

The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements. The schematic depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Technical Data Sheet and in these Development Standards, the ultimate layout of the development proposed; the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of other site elements on the Rezoning Plan as well as any schematic building elevations are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the setback, yard and buffer requirements set forth on this Rezoning Plan, subject to the accompanying Development Standards. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207(2).

Parking layouts for surface and structured (if any) parking may be modified to accommodate final building locations and parking spaces may be relocated to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site, but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.

Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed 28. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

Proposed circulation and street network/connectivity is generally shown on the Rezoning Plan. To allow for the future market demand and the accompanying flexibility in the specific design of the Site, the final location and alignment of these proposed connections will be determined at the time of development.

2. Permitted Uses & Development Area Limitation:

- a. Subject to the restrictions and limitations listed below, the Site may be developed with up to 480,000 square feet of gross floor area of uses permitted by right and under prescribed conditions and a hotel with up to 120,000 square feet of gross floor area and no more than 120 rooms (subject to conversion rights set forth below), together with accessory uses and uses under prescribed conditions in the Commercial Center (CC) zoning district.
- b. For ease of reference, the Rezoning Plan sets forth eight (8) development areas as generally depicted on the Technical Data Sheet as Development Areas A, B, C, D, E, F, G and H (each a "Development Area" and collectively the "Development Areas")
- c. Within Development Areas E, F, G and H the total allowed square footage will be limited to 55,000 square feet of gross floor area and a hotel with up to 120,000 square feet of gross floor area and not more than 120 rooms (subject to the conversion rights set forth below). Of the allowed 55,000 square feet of gross floor area within Development Areas E, F, G and H, a maximum of 27,500 square feet may be utilized for retail and/or restaurant uses and a maximum of 27,500 square feet may be utilized by general and medical offices, civic uses, bank uses and personal service uses.
- d. Up to five (5) uses with an accessory drive-through window will be allowed on the Site.
- e. No more than one gas station with or without convenience store will be allowed on the Site.

- f. The number of allowed hotel rooms may be increased by up to 30 rooms by reducing the amount of commercial uses at the rate of 500 square feet for each hotel room added.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), all loading dock areas (open or enclosed), and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance).

3. Access:

- a. Access to the Site will be from Steele Creek Road, Dixie River Road, Trojan Drive and Shopton Road as generally depicted on the Rezoning Plan.
- b. The number and location of access points to the internal public streets will be determined during the building permit process.
- c. The private streets generally depicted on the Technical Data Sheet will be designed to meet the Design Standards for Streets contained within the Subdivision Regulations.
- d. The alignment of the internal public and private Streets, vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards.

4. Transportation Improvements:

The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:

- a. [Description of Improvements. TO BE ADDED AFTER REVIEW OF TIA IS COMPLETED]

- b. [CDOT/NCDOT Standards. All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad southwest Mecklenburg area, by way of a private/public partnership effort or other public sector project support.]

- c. [Timing of Completion. Certain of the roadway improvements as referenced above must be substantially completed prior to the issuance of the certificate of occupancy for the first building located on the Site, subject to the ability of the Petitioner to post a letter of credit or a bond for any improvements not in place at the time the first certificate of occupancy is issued to secure completion of the applicable improvements.]

- d. Right-of-way Availability. It is understood that some of the public roadway improvements referenced subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body agree to proceed with condemnation of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such condemnation proceedings including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings.

- e. Alternative Improvements. Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, Planning Director, and as applicable, NCDOT, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

5. Architectural Standards:

- a. The building(s) constructed on the Site may use a variety of building materials. The building materials used will be a combination of the following: brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, EFIS or wood.]
- b. Meter banks will be located behind the building and will be screened where visible from public view.
- c. Roof top HVAC and related mechanical equipment will be screened from public view at grade.

- d. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. When a wall or fence is required to enclose the dumpster it will be architecturally compatible with the building materials and colors used on the building. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side. Furthermore, if a dumpster is located within a loading dock area that is screened from public view by a wall, an enclosure with a gate as described above will not be required.

6. Streetscape and Landscaping:

- a. A 50 foot landscape area will be established along I-485, no buildings or parking areas will be allowed within this 50 foot landscape area, signs may be placed within the 50 landscape area. A setback as required by the CC Zoning District will be established along existing and proposed public streets. The Petitioner reserves the right to the reduce the CC district setback from 35 feet to 14 feet as allowed by the Ordinance.
- b. The Petitioner will provide eight (8) foot planting strips and six (6) foot sidewalks along the Site's frontage on Steele Creek Road, Dixie River Road, Trojan Drive and Shopton Road. Planting strips and sidewalks along the Site's other public and private streets will be installed to the extent required by the Design Standards for Streets outlined in the Subdivision regulations.
- c. Along the Site's internal private streets, the Petitioner will provide a sidewalk and cross-walk network that links all the buildings on the Site with one another by way of links to sidewalks along the abutting public and private streets and/or other pedestrian features. The minimum width for these internal sidewalks will be six (6) feet. Street trees will also be provided along the Site's internal public and private streets.

- d. A buffer as required by the Ordinance will be provided along the Site's southeastern property boundary as generally depicted on the Rezoning Plan. This required buffer may be eliminated when the use or zoning on the adjoining property changes to a use that no longer requires a buffer.

- e. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

7. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

- b. The location, size and type of storm water management systems depicted on the Rezoning Plan is subject to review and approval as part of the full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

- c. The Site will comply with the Tree Ordinance.

8. Plazas and Open Space:

- a. The Petitioner will construct an eight (8) foot multi-use trail around the proposed water quality storm water detention pond located within Development Area D as generally depicted on the Schematic Site Plan. The multi-use trail will connect to the sidewalk along Dixie River Road and to the sidewalk along the internal public street abutting the facility. This multi-use trail will be an asphalt trail or equivalent surface.

- b. Several improved plaza/open space areas as generally depicted on the Rezoning Plan will be provided adjacent to the buildings located within Development Area A. These plaza/open space areas will be improved with seating areas and landscaping. Portions of the plaza/open space areas may be used for outdoor dining associated with restaurants. A minimum of three (3) of the proposed plaza/open space areas will be located at the major pedestrian access locations to the buildings constructed within Development Area A, as generally depicted on the Schematic Site Plan and labeled as Pedestrian Access Plazas.

9. Signage:

- a. Signage as allowed by the Ordinance will be provided. The Petitioner reserves the right to use the Sign Flex Option provisions of the Zoning regulations to allow the development of a signage package that is tailored to the nature of uses and development contemplated by the Rezoning Plan.

10. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

- b. Detached lighting on the Site will be limited to 30 feet in height.

- c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted and in loading dock areas or at the rear of the buildings where "wall pak" lighting that is designed as down lighting will be allowed.

11. Other:

- a. Tanger Outlet Boulevard. Petitioner reserves the right to seek a change in name of Trojan Drive to Tanger Outlet Boulevard or similar name as part of the extension/realignment of Trojan Drive as generally depicted on the Rezoning Plan.

12. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

13. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

STEELE CREEK RETAIL CENTER
REZONING PETITION No. 2012-xx
STEELE CREEK (1997) Limited Partnership
DEVELOPMENT STANDARDS

REVISIONS:

DATE: October 18, 2012
DESIGNED BY: KST
DRAWN BY: KST
CHECKED BY: MFC
SCALE: 1"=200'
PROJECT #: 1012048

SHEET #:

RZ-3

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com