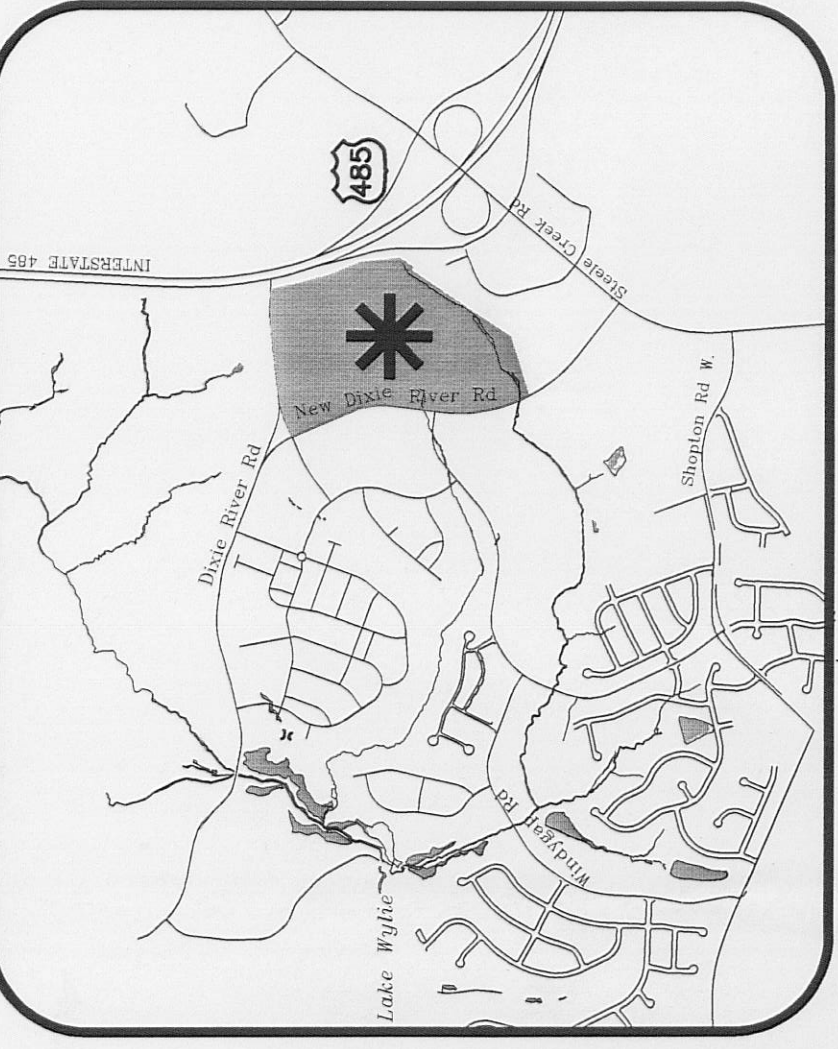
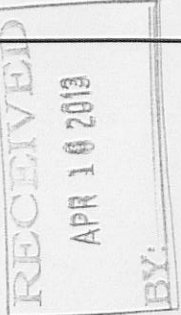




VICINITY MAP
NTS



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



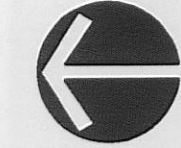
BUILDING EDGE



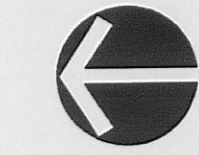
LOW WALL/ LANDSCAPE EDGE

APPROVED BY
CITY COUNCIL

APR 22 2013



0 100 200 400



0' 100' 200' 400'

RZ-2

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

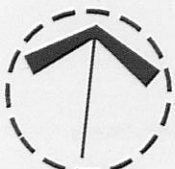
REVISIONS:
(1) 12.1.12 REVISE PER STAFF COMMENTS
(2) 03.06.13 REVISE PER STAFF COMMENTS
(3) 03.15.13 REVISE PER STAFF COMMENTS
(4) 04.15.13 REVISE PER STAFF COMMENTS

APR 2 2 2013

APPROVED BY
CITY COUNCIL

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

SITE LEGEND



SITE ACCESS



PUBLIC STREET



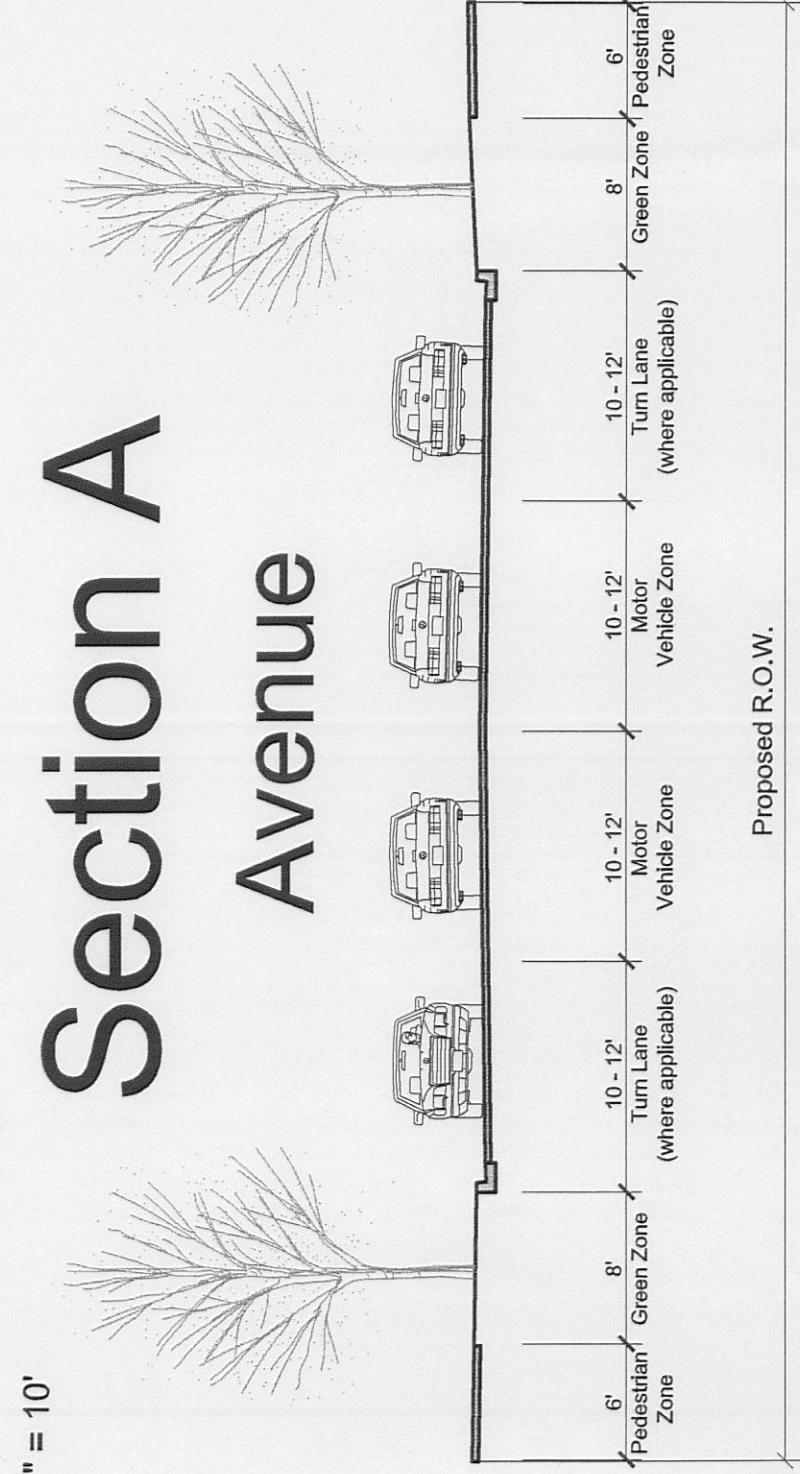
PRIVATE STREET





SITE LEGEND

- PEDESTRIAN ACCESS PLAZAS
- PEDESTRIAN ACCESS
- PEDESTRIAN CONNECTIONS

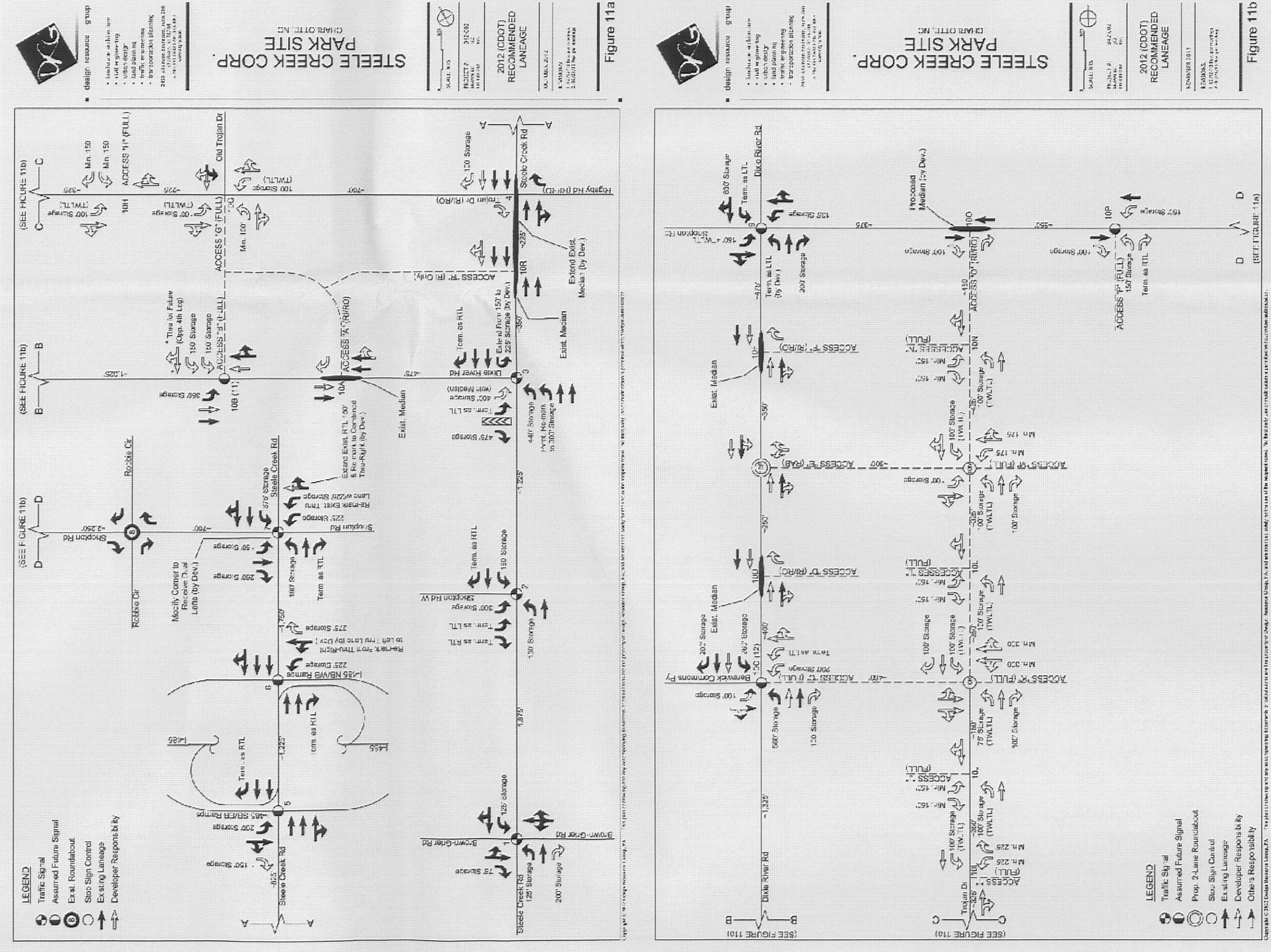


Section A Avenue

SECTION SCALE 1" = 10'

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

APPROVED BY
CITY COUNCIL
APR 22 2013

REVISIONS:
12.21.12 - REVISE PER STAFF COMMENTS
03.06.13 - REVISE PER STAFF COMMENTS
04.15.13 - REVISE PER STAFF COMMENTS

DATE: DECEMBER 3, 2012
DESIGNED BY: KST
DRAWN BY: MRC
CHECKED BY: MRC
SCALE: 1"=200'
PROJECT #: 1012048
SHEET #: RZ-4

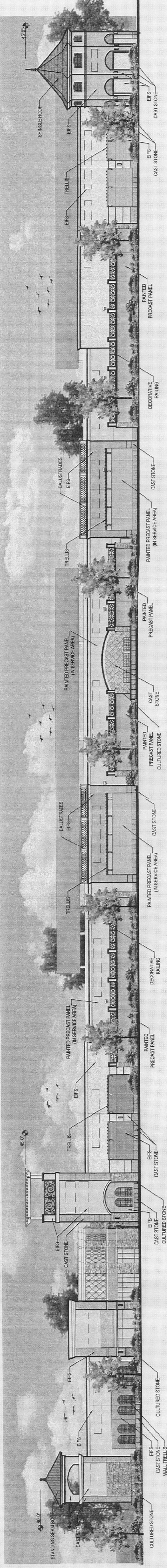
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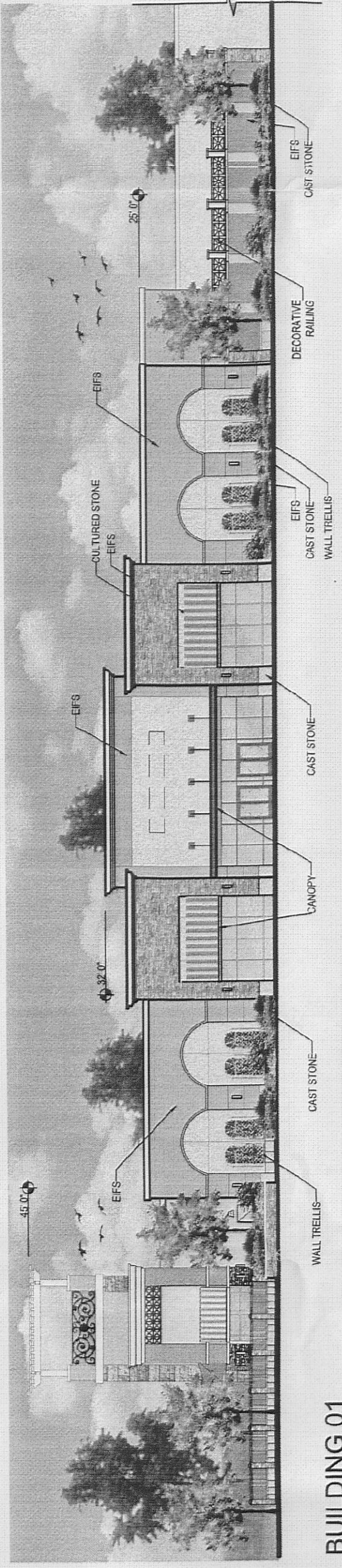
OVERALL EXTERIOR ELEVATION BOARD - CONCEPTUAL RENDERINGS
SUBJECT TO CHANGE

1.14.2013

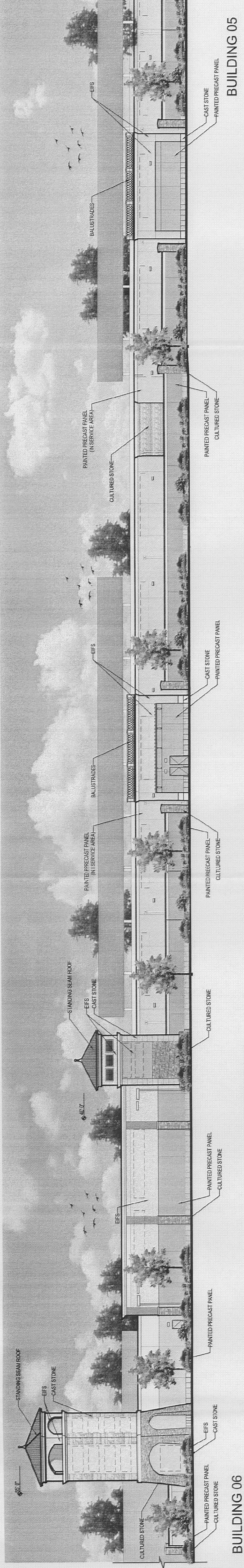
WEST ELEVATION



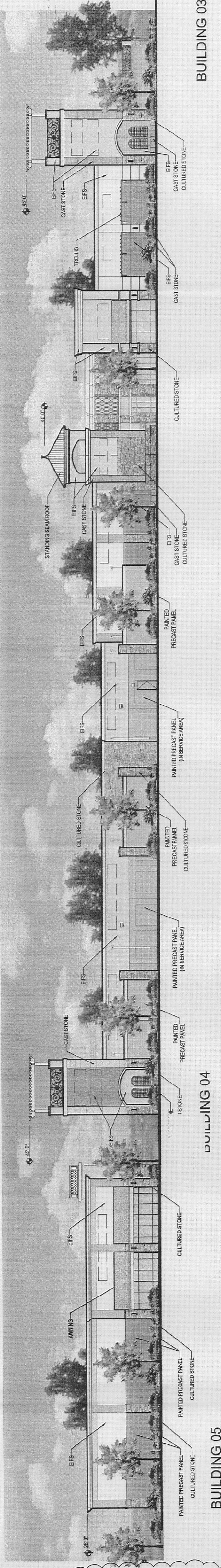
SOUTH ELEVATION



EAST ELEVATIONS: FACING I-485



NORTH ELEVATIONS



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

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

APPROVED BY
CITY COUNCIL

APR 22 2013

REVISIONS:
(1) 12/21/12 REVISE PER STAFF COMMENTS
(2) 03/06/13 REVISE PER STAFF COMMENTS
(3) 04/15/13 REVISE PER STAFF COMMENTS

BUILDING 03

BUILDING 04

BUILDING 05

BUILDING 06

BUILDING 05

BUILDING 01

BUILDING 07

EAST ELEVATIONS: FACING I-485

BUILDING 03

