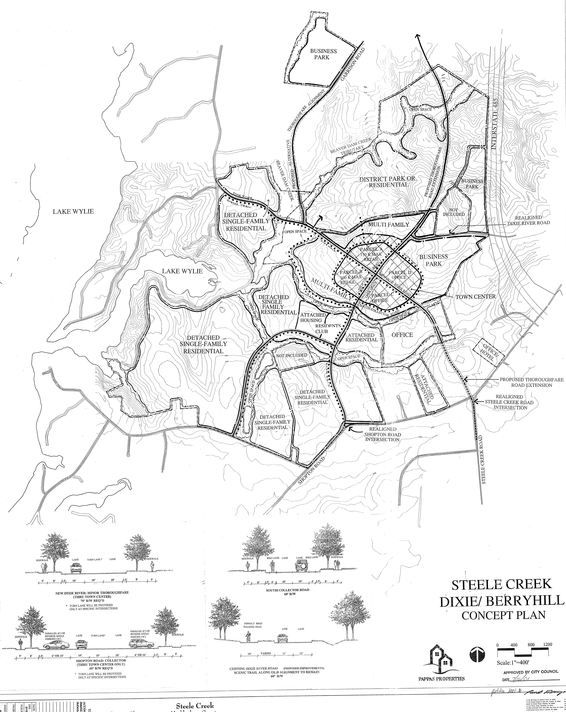


STEELE CREEK
DIXIE/ BERRYHILL
CONCEPT PLAN

PAPPAS PROPERTIES

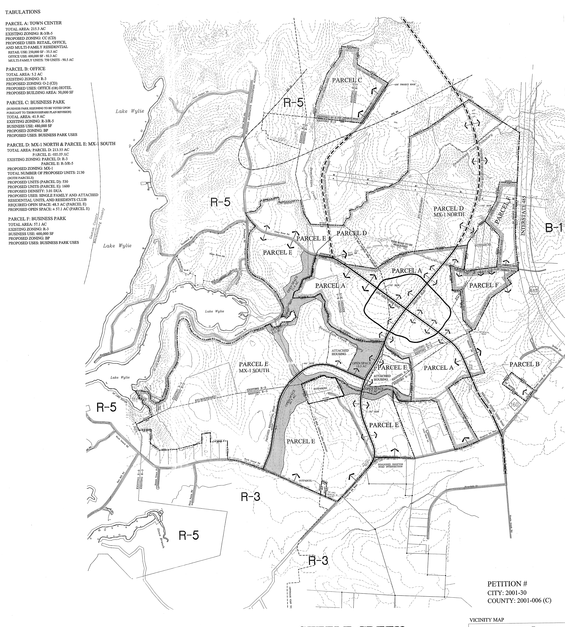
0 400 800 1200
Scale: 1"=400'

APPROVED BY CITY COUNCIL
DATE 10/15/01

Concept Plan

Steele Creek
Mecklenburg County
North Carolina
Pappas Properties

LandDesign, Inc.



TABULATIONS

PARCEL A: TOWN CENTER
TOTAL AREA: 215.5 AC
EXISTING ZONING: R-5/B-1
PROPOSED ZONING: UC-CD
PROPOSED USES: RETAIL, OFFICE, RESIDENTIAL, INSTITUTIONAL
RETAIL USE: 650,000 SF +/- 103 AC
OFFICE USE: 600,000 SF +/- 82.5 AC
MULTI-FAMILY UNITS: 750 UNITS +/- 98.5 AC

PARCEL B: OFFICE
TOTAL AREA: 9.5 AC
EXISTING ZONING: R-5
PROPOSED ZONING: O-1(CD)
PROPOSED USES: OFFICE/HOTEL
PROPOSED BUILDING AREA: 70,000 SF

PARCEL C: BUSINESS PARK
ADDITIONAL BUSINESS PARK USES MAY BE PERMITTED PURSUANT TO THE REQUIREMENTS OF THE ORDINANCE
EXISTING ZONING: R-5/B-1
BUSINESS USE: 600,000 SF
PROPOSED ZONING: B-1
PROPOSED USES: BUSINESS PARK USES

PARCEL D: MX-1 NORTH & PARCEL E: MX-1 SOUTH
TOTAL AREA: PARCEL D: 221.05 AC
PARCEL E: 185.05 AC
EXISTING ZONING: R-5/B-1
PARCEL E: R-5/B-1
PROPOSED ZONING: MX-1
MAXIMUM NUMBER OF PROPOSED UNITS: 2150
DENSITY MAXIMUM:
PROPOSED UNITS (PARCEL D): 550
PROPOSED UNITS (PARCEL E): 1600
PROPOSED DENSITY: 3.81 DUA
PROPOSED USES: SINGLE FAMILY AND ATTACHED RESIDENTIAL, OFFICE, INSTITUTIONAL
REQUIRED OPEN SPACE: 40.1 AC (PARCEL D)
PROPOSED OPEN SPACE: +/- 53.1 AC (PARCEL D)

PARCEL F: BUSINESS PARK
TOTAL AREA: 57.1 AC
EXISTING ZONING: R-5
BUSINESS USE: 600,000 SF
PROPOSED ZONING: BP
PROPOSED USES: BUSINESS PARK USES

STEELE CREEK
DIXIE/ BERRYHILL
TECHNICAL DATA SHEET

PAPPAS PROPERTIES

0 400 800 1200
Scale: 1"=400'

PETITION #
CITY: 2001-30
COUNTY: 2001-006 (C)

VICINITY MAP

NTS

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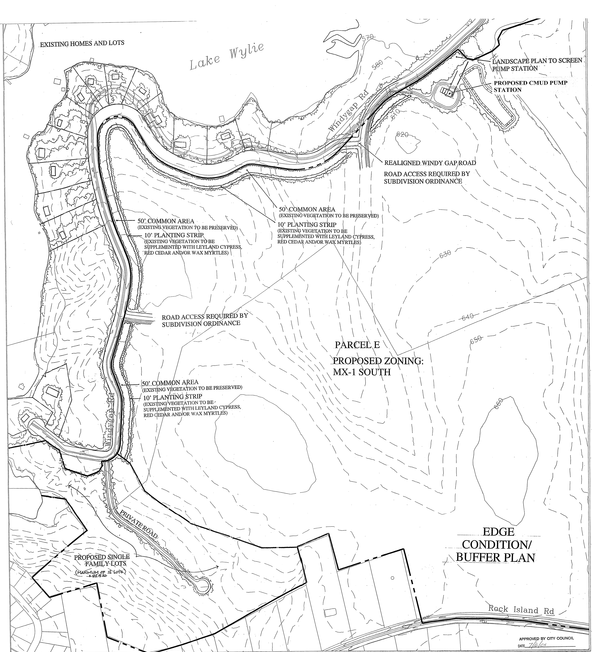
Technical Data Sheet

Steele Creek
Dixie/Berryhill
Mecklenburg County
North Carolina
Pappas Properties

LandDesign, Inc.



EDGE CONDITION/ BUFFER PLAN

APPROVED BY CITY COUNCIL
DATE 10/15/01

0 100 200 300
Scale: 1"=100'

STEELE CREEK
DIXIE/ BERRYHILL
EDGE CONDITION/ BUFFER PLAN

LandDesign, Inc.