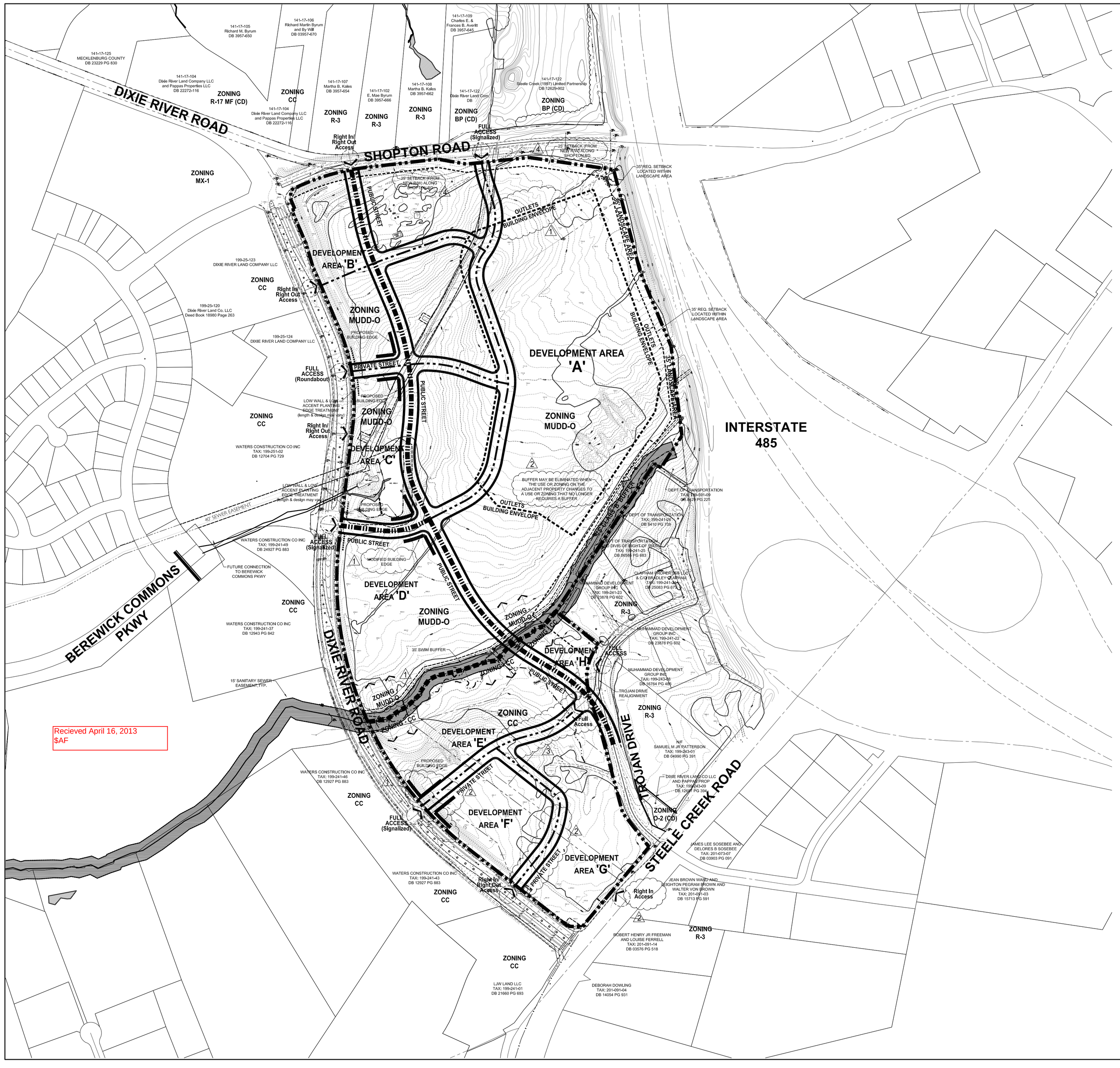


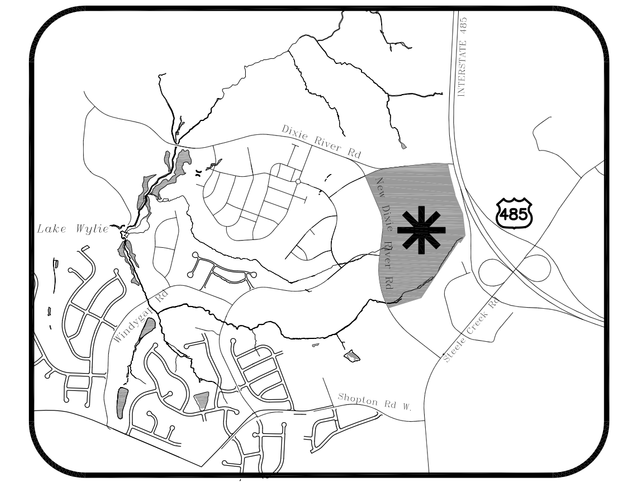


VICINITY MAP

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

100 0' 100 200 400

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# 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) 02.15.13 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
Q.C. BY: MRC
SCALE: 1"=200'
PROJECT #: 1012048

SHEET #:
RZ-1

# SITE LEGEND

SITE ACCESS

PUBLIC STREET

PRIVATE STREET

100 0' 100 200 400

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# STEELE CREEK RETAIL CENTER
## REZONING PETITION No. 2013-001

STEELE CREEK (1997) Limited Partnership

SCHEMATIC SITE PLAN

REVISIONS:
(1) 12.21.12 - REVISE PER STAFF COMMENTS
(2) 02.04.13 - 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
Q.C. BY: MRC
SCALE: 1" = 200'
PROJECT #: 1012048

SHEET #:
RZ-2

**Steele Creek 1997 Limited Partnership**
**Development Standards**
**4/15/13**
**Rezoning Petition No. 2013-001 (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:** MUDD-O LLW-PA, CC LLW-PA and CC (SPA) 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 (as more specifically described below).
**--Maximum Gross Square feet of Development:** Up to 525,000 square feet of gross floor area and a hotel with up to 120 rooms.
**--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 square feet 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.

## 1. General Provisions:

a. These Development Standards form a part of the Rezoning Plan 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").

b. Development of the Site will be governed by 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 classification for portions of the Site so designated on the Rezoning Plan, and the MUDD zoning district classification for the portions of the Site so designated on the Rezoning Plan (subject to the Optional Provisions provided below), shall govern all development taking place on the Site.

c. The schematic depictions of the uses, parking areas, sidewalks, 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. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as any schematic building elevations are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

d. 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. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building. Other than parking structures, the size of accessory structures/buildings located within Development Area A will be limited to 20% of the building area of the principal buildings constructed within Development Area A.

## 2. Permitted Uses & Development Area Limitation:

a. Subject to the restrictions and limitations listed below, the Principal buildings constructed on the Site may be developed with up to 525,000 square feet of gross floor area of uses permitted by right and under prescribed conditions and a hotel with up to 120 rooms (subject to conversion rights set forth below), together with accessory uses and uses under prescribed conditions in the Commercial Center (CC) and MUDD-O zoning districts, as applicable.

*For purposes of the development limitations setforth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "grossfloor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of eachfloor of aprincipal building on the Site measuredfrom the outside of the exterior walls orfrom 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 (parkingfor outdoor dining areas will be provided as required by the Ordinance).*

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"). Development Areas A, B, C and D will be zoned MUDD-O (LLWPA), and Development Areas E, F, G and H will be zoned CC (LLWPA).

c. Within Development Areas E, F, G and H the total allowed square footage of the Principal buildings will be limited to 55,000 square feet of gross floor area and a hotel with up to 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. Up to three (3) uses, in total, with an accessory drive-through window may be developed within Development Areas E, F, G and H. A gas station with or without a convenience store may be substituted for one of the three allowed uses with an accessory drive-through window (e.g. if a gas station with or without a convenience store is constructed on one of the Development Areas referenced in this Section, then only two uses with accessory drive through windows will be allowed on the remaining Development Areas referenced).

d. Up to two (2) uses, in total, with an accessory drive-through window will be allowed within Development Areas B, C and D. One gas station with or without a convenience store may be constructed on Development Area B.

e. 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.

f. "Building Edges" have been provided within portions of Development Areas B and C as generally depicted on the Technical Data Sheet. *[Note: The Building Edges shown consist of two (2) edges, onefor each abutting street]*. The buildings constructed within Development Areas B and C must adhere to the Building Edges to which they abut as generally depicted on the Technical Data Sheet (plaza/outdoor dining areas will be considered part of the buildings for the purposes of compliance with this provision) such that vehicular parking and maneuvering may not be located between the proposed buildings and the Building Edges indicated; other buildings constructed within these Development Areas that do not abut the Building Edges indicated shall not have to comply with this restriction. Without limiting the provisions of Sections 1 and 2 above, the schematic representations of the design treatment for the development within Development Areas B and C generally depicted on Sheet RZ-2 are merely schematic in nature and may be altered in a manner consistent with the Building Edge(s) provisions described above. In addition, the provisions of this Section may be altered to permit greater flexibility in development as allowed by the Administrative Amendment provisions of the Ordinance.

g. "Modified Building Edges" have been provided within Development Area D as generally depicted on the Technical Data Sheet. The Petitioner will provide along the Modified Building Edges an improved open space area that will contain seating, concrete and/or masonry walls, landscaping and specialty pavers; if the Petitioner is able to locate a building along the Modified Building Edges these requirements shall not apply.

h. "Building Edges" have been provided within portions of Development Areas E and F as generally depicted on the Technical Data Sheet. The buildings constructed within Development Areas E and F must adhere to one of the two Building Edges generally depicted on the Technical Data Sheet but not both (plaza/outdoor dining areas will be considered part of the buildings for the purposes of compliance with this provision), such that vehicular parking and maneuvering may not be located between the proposed buildings and one of the two Building Edges indicated. Along the other Building Edge vehicular parking and maneuvering may be located between the proposed building and such Building Edge, provided that: (i) the amount of vehicular parking and maneuvering allowed between the building and the Building Edge will be limited to one row of parking and/or one drive thru lane; (ii) a low wall (2.0' to 2.5' feet high) and low accent planting will be provided between the drive thru lane or parking area and the adjacent street; and (iii) such wall will be constructed of building materials generally compatible with the buildings within the applicable Development Area. Other buildings constructed within Development Areas E and F that do not abut a Building Edge shall not have to comply with these restrictions. Without limiting the provisions of Sections 1 and 2 above, the schematic representations of the design treatment for the development within Development Areas E and F generally depicted on Sheet RZ-2 are merely schematic in nature and may be altered in a manner consistent with the Building Edges provisions described above. In addition, the provisions of this Section may be altered to permit greater flexibility in development as allowed by the Administrative Amendment provisions of the Ordinance.

i. Buildings constructed within Development Area G abutting Dixie River Road, Steele Creek Road or Trojan Drive, and the portion of Development Area F abutting Dixie River Road that does not have a Building Edge requirement, will limit the amount of parking between the proposed building and these streets to one row of parking and/or to a drive thru lane. A low wall (2.0' to 2.5' feet high) and low accent planting will be provided between the drive thru lane or parking area and the adjacent street, and such wall will be constructed of building materials generally compatible with the buildings within Development Area G and F as applicable.

## 3. Optional Provisions for MUDD-O Areas.

The following optional provisions shall apply to the portions of the Site designated MUDD-O on the Technical Data Sheet (i.e. Development Areas A, B, C and D) as more particularly described below:

a. To allow vehicular parking, maneuvering and service between the proposed buildings and: (i) I-485; (ii) Dixie River Road; (iii) Shopton Road; and (iv) the interior public streets, in the manner generally depicted on the Rezoning Plan and in accordance with the "Building Edge(s) provisions set forth above in Sections 2(f) and (g).

b. To allow up to two (2) uses with an accessory drive-through window within Development Areas B, C, or D.

c. To allow two (2) detached, project identification signs along I-485 within Development Area A. Each of these two (2) signs may be up to 50 feet high and may contain up to 300 square feet of sign area. To allow along the internal public street (i.e. the extension of Trojan Drive through the Site to Shopton Road) up to three (3) ground mounted signs identifying the shopping center within Development Area A, but not the individual tenants; these signs will be generally located at the intersection of the internal private streets and Trojan Drive extension and will be up to eight (8) feet high and may contain up to 64 square feet of sign area, the overall width of the allowed sign plus any structural supports or other none sign face features of the sign may not exceed 12 feet.

d. To allow along the other public street frontages of Development Areas A, B, C, and D, one (1) shopping center sign per street front, these signs may be up to 30 feet high and contain up to 150 square feet of sign area.

e. To allow one (1) detached identification sign for each building located within Development Areas B, C and D. These detached identification signs may be up to four (4) feet high and contain up to 50 square feet of sign area.

f. To allow wall signs to have up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less, within Development Areas A, B, C, and D.

g. To allow any of the detached signs allowed by the Ordinance or these Optional Provisions to be placed within the setbacks or landscape areas indicated on the Rezoning Plan, provided, however, such the detached signs are located a minimum of 14 feet behind the back of curb of the abutting public street.

h. To allow tenant identification signs within Development Area A to be located on exterior building walls and certain architectural features (e.g. tower elements and other such features) that are not part of the leasable area of the tenant indentified. The total amount of signage on these architectural features will not exceed 25% of the wall area, and the signs located on the exterior building walls will not exceed 10% of the wall area to which the signs are attached.

i. To allow the buildings constructed within Development Area A to provide alternative blank wall treatments for the building walls that face I-485, Dixie River Road, Shopton Road and the interior public street. Examples of these alternative treatments are generally depicted on Sheets RZ-5a and RZ-5b of the Rezoning Plan, but other similar treatments may be allowed.

j. To not require doorways to be recessed into the face of the building(s) with Development Areas A, B, C and D.

**Note:** The optional provisions regarding signs are additions to the standards for signs in the MUDD district and should be used in conjunction with and in addition to the normal MUDD sign regulations.

## 4. 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 "Office-Narrow" cross-section as defined in City of Charlotte Subdivision Ordinance in existence at the time of approval of this Petition.

d. A sidewalk network as generally depicted by the pedestrian circulation plan set forth on Sheet RZ-4 of the Rezoning Plan will be provided. The minimum width of the sidewalks indicated will be six (6) feet.

e. 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.

## 5. Transportation Improvements:

### I. Proposed 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:

*The following Transportation Improvements are also illustrated on Figure 11a and 11b on Sheet RZ-4 of the Rezoning Plan. The figures on Sheet RZ-4 are to be used in conjunction with the following notes to determine the extent of the proposed improvements (reference to a number or letter when describing an improvement corresponds to the number or letter found on figure 11a and 11b for the proposed improvement).*

DATE: DECEMBER 3, 2012
DESIGNED BY: KST
DRAWN BY: KST
CHECKED BY: MRC
Q.C. BY: MRC
SCALE: N/A
PROJECT #: 1012048

REVISIONS:
(1) 12.20.12 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

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

DEVELOPMENT STANDARDS

SHEET #:
RZ-3

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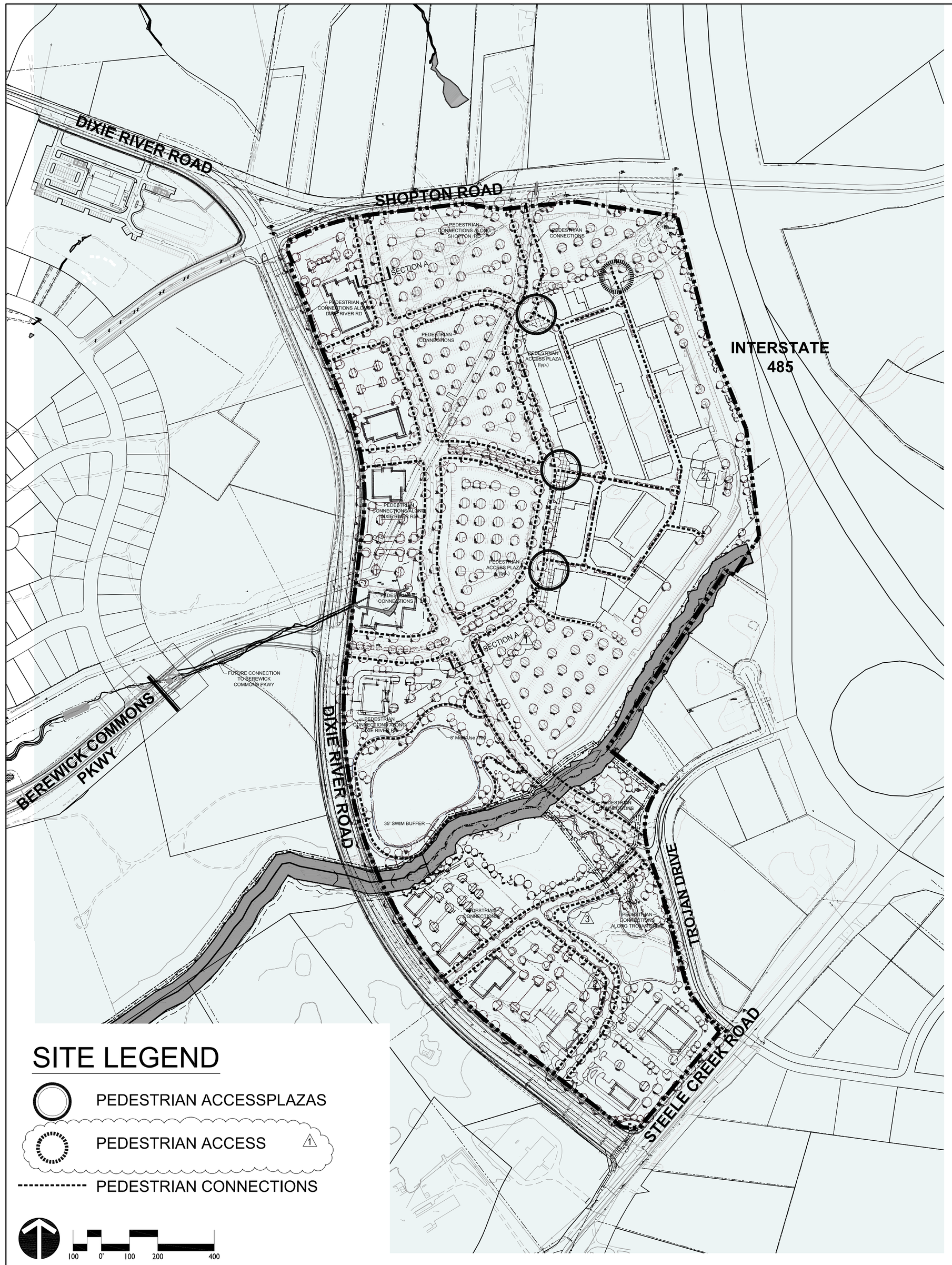
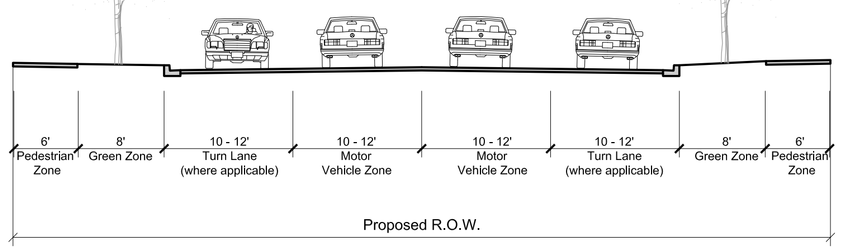



SECTION SCALE 1" = 10'

# Section A

## Avenue

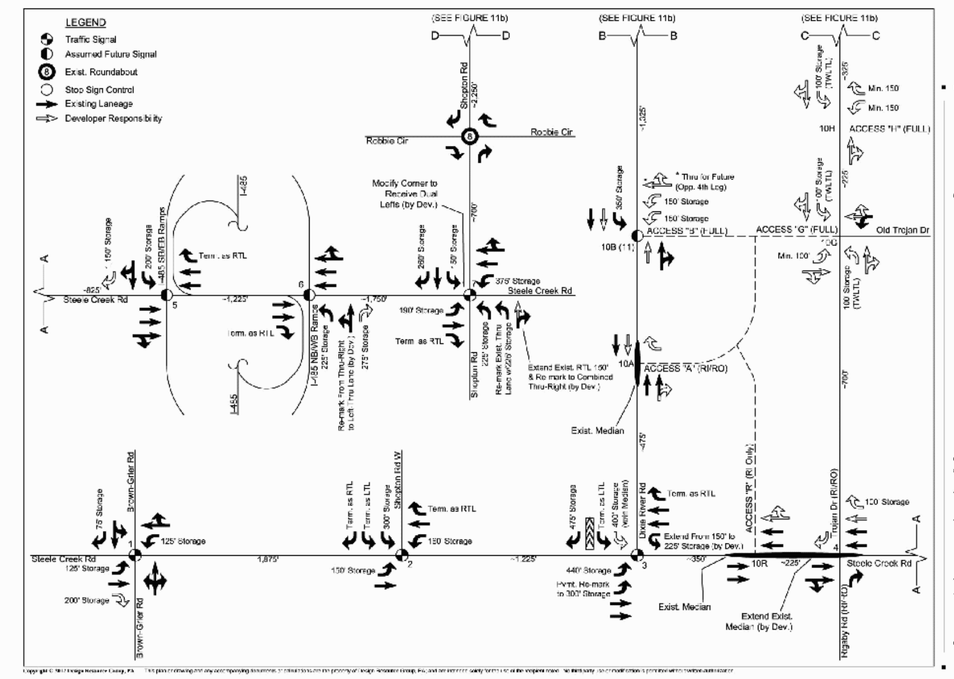


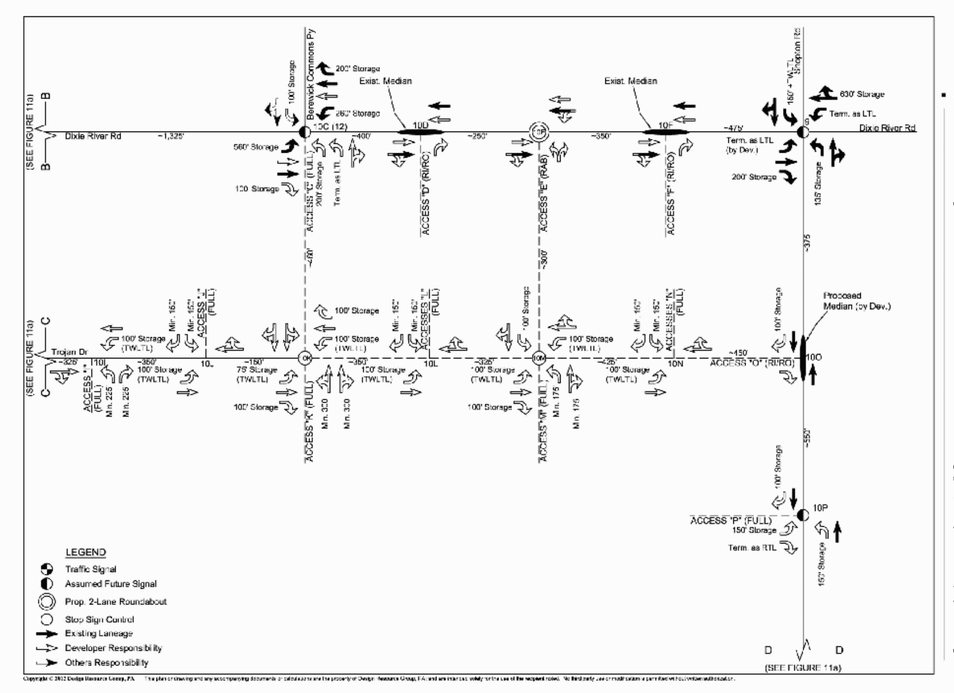

Note: Optional medians allowed at petitioner's discretion

1

2

## TRAFFIC FIGURES - LANEAGE

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

REVISIONS:
(1) 12.21.12 - REVISE PER STAFF COMMENTS
(2) 02.04.13 - 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
Q.C. BY: MRC
SCALE: 1"=20'
PROJECT #: 1012048

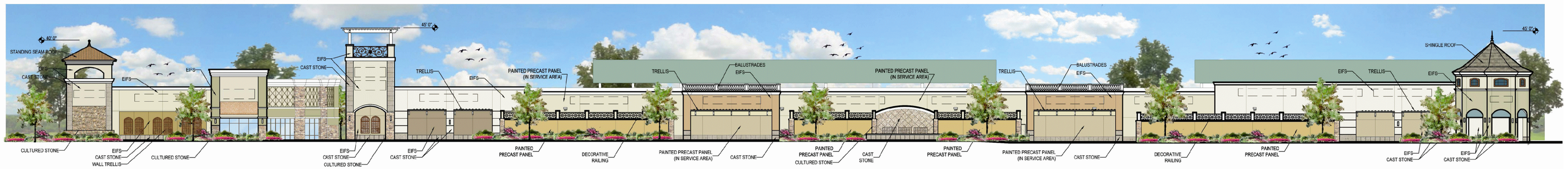
SHEET #:
RZ-4

CHARLOTTE PREMIUM OUTLETS®

# OVERALL EXTERIOR ELEVATION BOARD - CONCEPTUAL RENDERINGS
SUBJECT TO CHANGE

1.14.2013

## WEST ELEVATION

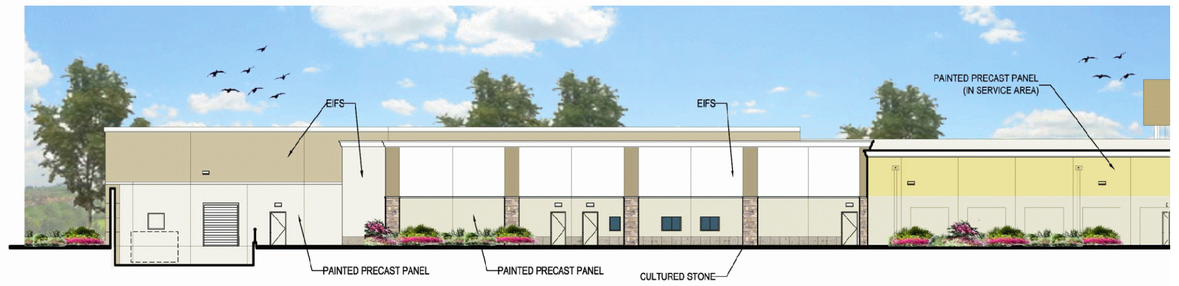



BUILDING 03

## SOUTH ELEVATION

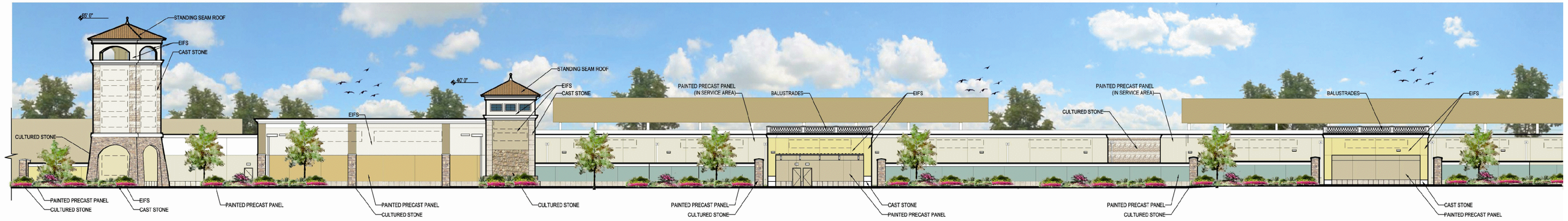
BUILDING 01

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

REVISIONS:
(1) 12-21-12 REVISE PER STAFF COMMENTS
(2) 01.14.13 - 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
Q.C. BY: MRC
SCALE: N/A
PROJECT #: 1012048

SHEET #: RZ-5a

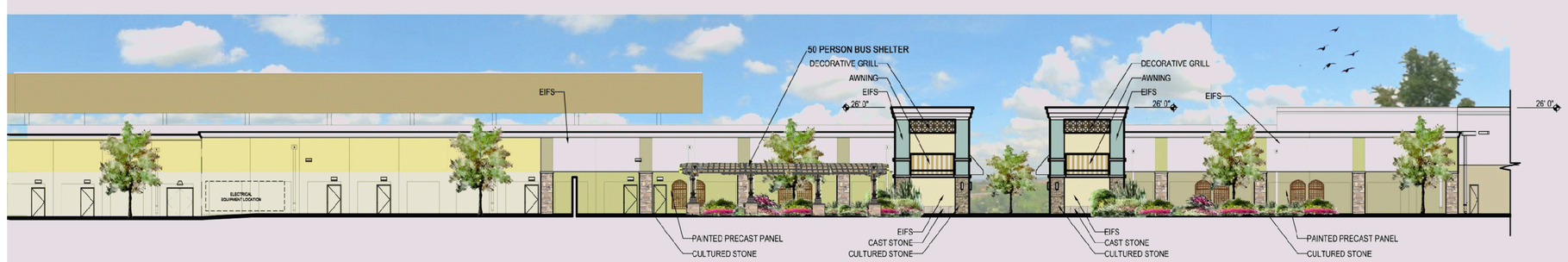
Tanger Outlets

PREMIUM OUTLETS® SIMON™

ADAMS + ASSOCIATES ARCHITECTURE

BUILDING 01

BUILDING 02 "FRONT DOOR"




BUILDING 07

BUILDING 06

BUILDING 06

BUILDING 05

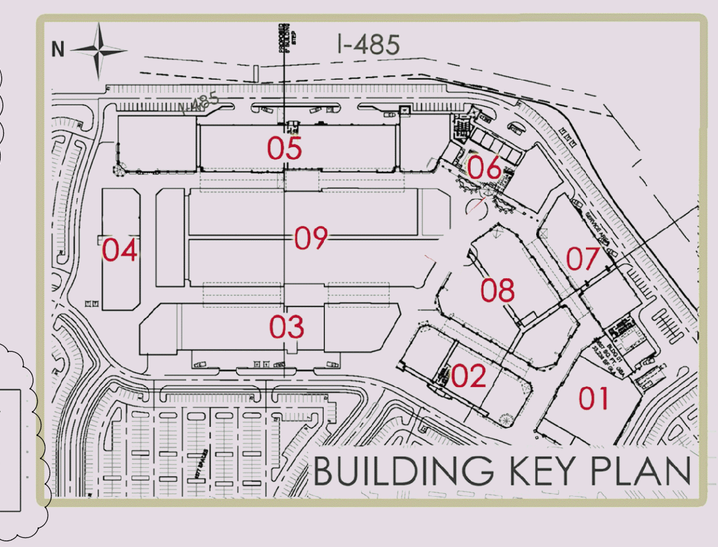
2

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.

1

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).




BUILDING KEY PLAN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# STEELE CREEK RETAIL CENTER
## REZONING PETITION No. 2013-001

STEELE CREEK (1997) Limited Partnership

CONCEPTUAL ARCHITECTURAL ELEVATIONS

REVISIONS:
(1) 12.21.12 - REVISE PER STAFF COMMENTS
(2) 03.04.13 - REVISE PER STAFF COMMENTS
(3) 03.15.13 - REVISE PER STAFF COMMENTS
(4) 04.15.13 - REVISE PER STAFF COMMENTS

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DESIGNED BY: KST
DRAWN BY: KST
CHECKED BY: MRC
Q.C. BY: MRC
SCALE: N/A
PROJECT #: 1012048

SHEET #:
RZ-5b