

VICINITY MAP

APPLICANT INFORMATION

APPLICANT: MONTANA DRIVE OZ FUND, LLC
CONTACT: PETER CAI
PHONE: 704-877-3608

OWNER: TDP 700 MONTANA DR LLC
450 N MCCLINTOCK DR STE 102
CHANDLER, AZ 85226

SITE DEVELOPMENT DATA:

ACREAGE: ± 11.51 ACRES

TAX PARCEL #S: PORTION OF 069-144-17, AND 069-144-04 THRU 14.

EXISTING ZONING: R-5 AND I-1

PROPOSED ZONING: I-1(CD)

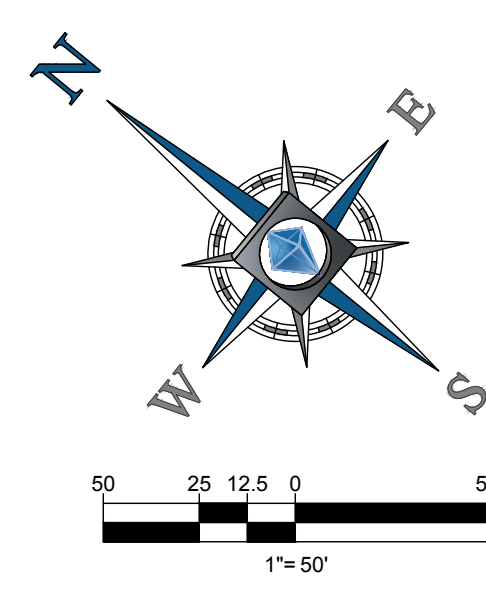
EXISTING USES: VACANT

PROPOSED USES: WAREHOUSING, WAREHOUSE DISTRIBUTION, MANUFACTURING, OFFICE, AND INDUSTRIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN THE DEVELOPMENT STANDARDS BELOW).

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 200,000 SQUARE FEET OF GROSS FLOOR AREA OF ALLOWED USES AS DESCRIBED AND RESTRICTED BY THE REZONING PLAN AND ALLOWED IN THE I-1 ZONING DISTRICT.

MAXIMUM BUILDING HEIGHT: THE HEIGHT OF THE PROPOSED BUILDINGS WILL BE LIMITED TO 40 FEET, AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USES.



BOHLERTM
ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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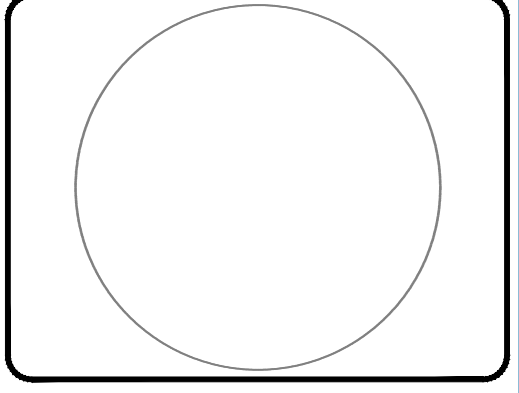
PROJECT No.: NCC182214
SV
DRAWN BY: SV
CHECKED BY: DR
DATE: 09/04/2019
CAD I.D.: R20

PROJECT: **PROP. REZONING DOCUMENTS**
FOR
BUSINESS PARK AT MONTANA DRIVE

700 MONTANA DR.
CHARLOTTE, NC 28216

BOHLERTM
ENGINEERING NC, PLLC
NCC182214 R20

1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com



SHEET TITLE:
REZONING PLAN

SHEET NUMBER:
RZ-1

