

VICINITY MAP

APPLICANT INFORMATION

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

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

SITE DEVELOPMENT DATA:

ACREAGE: ± 11.74 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.

BOHLER ENGINEERING NC, PLLC
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR CLIENT REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS RECALLED OTHERWISE.

811
 Know what's Below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

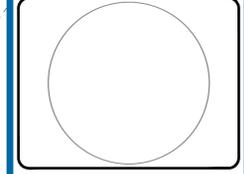
NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	NCC182214
DRAWN BY:	SV
CHECKED BY:	DR
DATE:	07/30/2018
CAD I.D.:	NCC182214R20

PROJECT:
PROP. REZONING DOCUMENTS
 FOR
MONTANA DRIVE OZ FUND, LLC.

700 MONTANA DR.
 CHARLOTTE, NC 28216

BOHLER ENGINEERING NC, PLLC
 NCBELS P-1132
 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

H:\2018\NCC182214\DRAWINGS\PLAN SETS\REZONING PLAN\NCC182214R20.DWG PRINTED BY: SVALDES 8.01.19 @ 3:49 PM LAST SAVED BY: SVALDES

