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PRELIMINARY DRAWING  
FOR REVIEW PURPOSES ONLY

12.18.2025

Roland Development  
Group, LLC

4117 Park Road, Unit 12539  
Charlotte, NC 28209

# Marsh Rd. Townes

NO. DATE: BY: REVISIONS:  
01 10/13/2025 UDP Revision 01  
02 12/18/2025 UDP Revision 02

Project No: 25-CLT-090  
Date: 08.13.2025  
Sheet No:

RZ-1.1

## Site Development Data:

- Acreage: ± 3.16 acres
- Tax Parcel: 149-223-99
- Existing Zoning: R-12MF(CD)
- Proposed Zoning: N2-A(CD)
- Existing Uses: Day Care Center
- Proposed Uses: Maximum of Thirty-Seven (37) multi-family attached residential units along with other uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the N2-A zoning district, not otherwise limited herein
- Maximum Building Height: 18' as measured per the UDO
- Parking: Will exceed UDO minimum standards

## I. General Requirements

- a. Site Description. These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Roland Development Group, LLC ("Petitioner") to accommodate the development of a townhome residential community on an approximately 3.16-acre site located on the west side of Marsh Road, across from Stone Orchard Place, more particularly described as Mecklenburg County Tax Parcel Number 149-223-99 (the "Site").
- b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the "UDO").

Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the N2-A zoning district shall govern development taking place on the designated portion of the Site.

## II. Architecture and Design

- a. Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of at least two of the following materials: portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or cement board. Vinyl siding shall not be permitted as an exterior building material except for limited use for windows, doors, soffits, trim and the like, not to exceed 5% of the building facade.
- b. Buildings shall contain a maximum of five (5) multi-family attached (townhome) units per building.
- c. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- d. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building for any building that fronts a public street. Usable front porches, when provided, should be covered and be at least six (6) feet deep. Stoops and entry-level porches, if provided, may be covered but shall not be enclosed and shall be a minimum of three (3) feet deep. Alternatively to a usable porch or stoop, the maximum blank wall expanse shall be limited to ten (10) feet on all building levels.
- e. Garage doors proposed along public street shall minimize the visual impact by providing a setback of 6 to 12 inches from the front wall plane or provide an additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- f. All units shall have access to Marsh Road sidewalk via an internal sidewalk network.

## III. Buffers, Landscaping, and Open Space

- a. Petitioner shall provide a minimum sixty (60) foot setback along the Site's frontage of Marsh Road, as generally depicted on the Rezoning Plan, with enhanced plantings. In addition to all required street/perimeter tree landscaping requirements, the following supplemental planting standards shall apply to the property frontage along Marsh Road:
  - i. Tree Plantings
    - A. A minimum of one (1) large maturing tree shall be provided for every fifty (50) linear feet
    - B. A minimum of one (1) small maturing tree shall be provided for every twenty-five (25) linear feet
    - C. Required trees may be either deciduous or evergreen species

## 2. Shrub Plantings

- A. A minimum of one (1) shrub shall be provided for every five (5) linear feet
- B. Deciduous or evergreen shrubs may be used, however, should deciduous shrubs be used they shall not constitute more than fifty percent (50%) of the total required shrub plantings.
- C. Design Flexibility
  - A. Plantings are not required to be installed in a continuous row. They may be organically or informally arranged to achieve a natural appearance, provided the total quantity of required plant material is met.
  - B. Perennials and ornamental grasses may also be incorporated to enhance visual interest and seasonal variety, but they are not required and do not reduce the shrub requirements specified.
- D. Screening Option
  - A. A wall or fence, up to a maximum height of six feet (6'), may be included as part of the landscape treatment but is not required, and the installation of a wall or fence does not eliminate or reduce the requirement to provide the specified trees and shrubs.
  - B. Petitioner shall provide a minimum ten (10) foot wide buffer and six (6) foot tall opaque fence along the Site's western property boundary adjacent to existing single-family homes, planted to Class B landscaping standards, as generally depicted on the Rezoning Plan.
  - C. Buildings shall have a minimum separation of ten (10) feet, as generally depicted on the Rezoning Plan.
  - D. Ameliorated open space shall be a dynamic and programmable open space centrally accessible to residents that provide a layering of activities designed for multiple users. To accomplish this, the design of the Ameliorated Common Open Space area(s) shall consist of a minimum of four (4) or more of the following potential components:
    - 1. Enhanced plantings in excess of minimum planting standards required of the ordinance (this may be enhanced landscape yards, tree save, etc.)
    - A. Enhanced plantings may also take the form of trees and/or planting beds (standard, raised and/or terraced with native species);
    - B. If this element is utilized, the standards during the permitting phase of development shall outline the umbrella, and foliage type of the enhanced plantings along with details related to dimensions of any planting beds (raised or otherwise).
  - E. Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options. Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable.
    - A. If this element is utilized, the details in which the specialty paving materials are utilized to satisfy the requirements of this note, including details/technical notes on said materials and the location in which they will be placed, shall be provided during the permitting phase of development;
  - F. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space;
    - A. If this element is utilized, the details/technical notes on the shading intervention along with the location of install of shade structure (tree(s)) shall be provided during the permitting phase of development.
  - G. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls and immovable benches. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 30 square feet of public open space. Seating shall be a mixture of moveable and fixed;
    - A. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 40 square feet of public open space. Seating shall be a mixture of moveable and fixed.
    - B. If this element is utilized, locations where the seating requirement is being implemented, along with the calculations confirming that the regulation has been met, shall be included during the permitting phase of development.
  - H. Interactive elements for the enjoyment of sensory stimulation. These elements may include but not be limited to music, water, and light and play.
    - A. If this element is utilized, details/technical notes on the element along with the location of the installation shall be provided during the permitting phase of development.
  - I. Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space.
    - A. If this element is utilized, a lighting plan shall be provided with details/technical notes on the element along with the location of the installation during the permitting phase of development.
- F. At least one common open space area accessible from all residential lots within 1,000-foot radius of the common open space area. The radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space. Multiple common open space areas may be used to meet this requirement.

## IV. Transportation

- A. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- B. As depicted on the Rezoning Plan, the Site will be served by internal public and/or private streets/alleys and minor adjustments to the location of the internal streets/alleys shall be allowed during the construction permitting process.
- C. Petitioner shall dedicate 33.5' right-of-way from the road centerline along the Site's frontage of Marsh Road, as generally depicted on the Rezoning Plan.
- D. Petitioner shall install a minimum eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontage of Marsh Road.
- E. If a security gate is provided, adequate space shall allow for maneuvering outside the right-of-way for vehicle turnarounds ad a minimum 40' shall be provided between any card reader and the back of sidewalk. Vehicle maneuvers and turnarounds will be reviewed during permitting and must meet policy standards.
- F. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- G. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
- H. Unless otherwise stated herein, all transportation improvements shall be substantially completed prior to the issuance of the first building certificate of occupancy for the Site.

## V. Environmental

- A. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
- B. The location, size, and type of storm water management systems, if depicted on the Rezoning Plan, are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

## VI. Fire Code

- A. Site entry shall include a minimum width of twenty (20) feet for undivided entry/exit or sixteen (16) feet for divided entry/exit.
- B. All entry gates, if provided, shall have a Knox Box or Knox Switch for fire department access.
- C. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM E2200.

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