

Site Development Data:

--Acreage: ± 3.16 acres
--Tax Parcel: 149-223-99
--Existing Zoning: R-12MF(CD)
--Proposed Zoning: N2-A(CD)
--Existing Uses: Vacant/Single-Family Residential - Acreage
--Proposed Uses: Maximum of Forty (38) 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: 48' as measured per the UDO
--Parking: per the UDO

I. General Provisions:

- 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.
- b. Buildings shall contain a maximum of six (6) multi-family attached (townhome) units per building. There shall be a maximum of two (2) buildings that contain six-unit building configurations and such six-unit buildings shall not front Marsh Road.
- 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. 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 streets 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. Publicly accessible open space shall be a dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. To accomplish this, the design of the Amenitized Common Open Space area(s) shall consist of a minimum of four (4) or more of the following potential components:
- 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);
 - 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;
 - Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space;
 - 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;
 - Consist of a minimum dimension of 10 feet or more measured in all directions;
 - Public art/sculpture; and/or
 - Interactive elements for the enjoyment of sensory stimulation. These elements may include but not be limited to music, water, and light and play.
 - 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.
 - 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

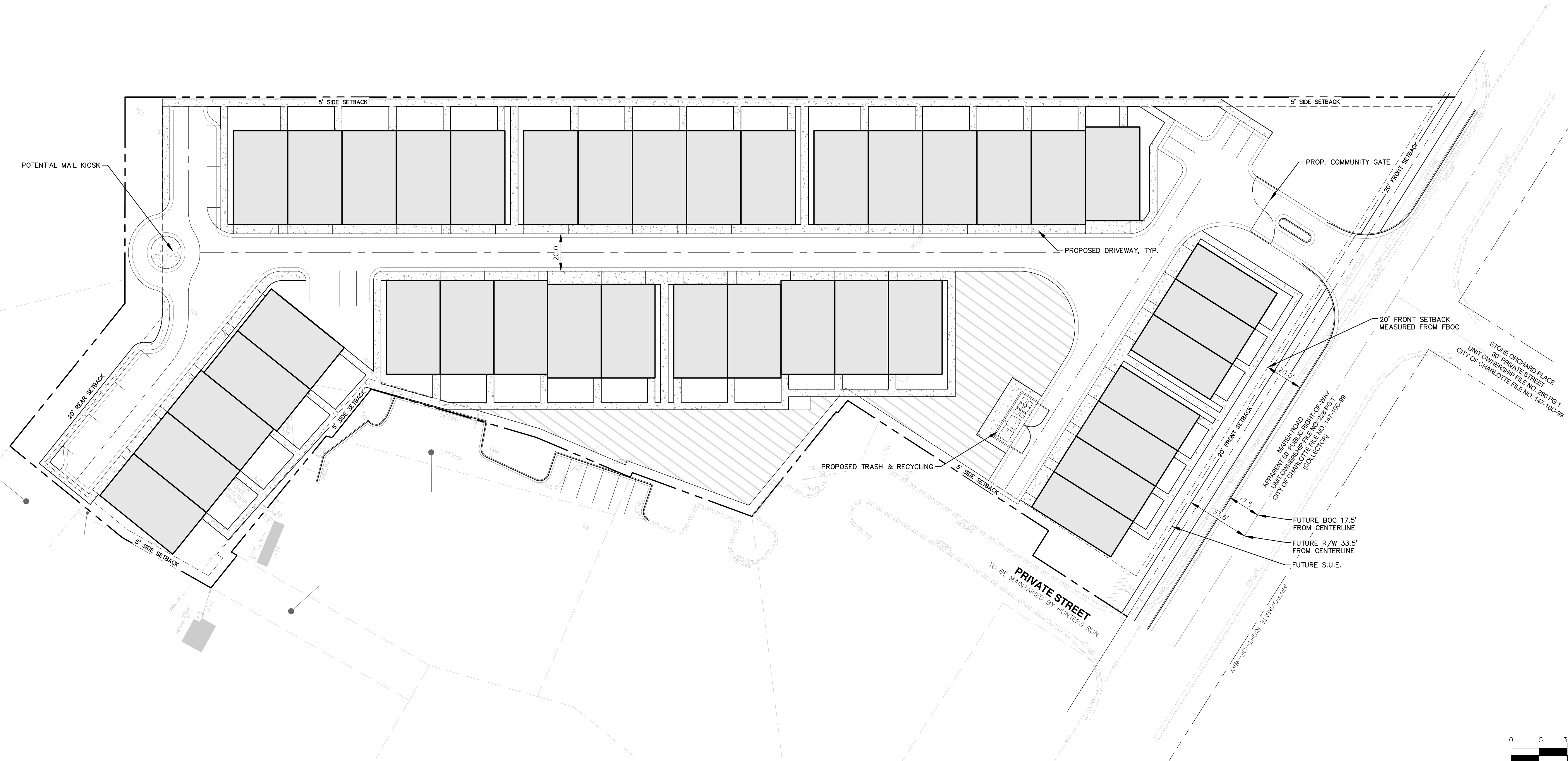
- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required 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. 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.
- d. 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.
- e. 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.
- f. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support.

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.

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	149-22-399
TOTAL SITE AREA:	3.160 AC (137,649 SF)
EXISTING ZONING:	R-12 MF (CD)
PROPOSED ZONING:	N2-A (CD)
SETBACKS:	
FRONT:	20' FROM FBOC
SIDE:	5'
REAR:	20'
MAX. BUILDING HEIGHT:	48'
PROPOSED USE:	MULTI-FAMILY ATTACHED
PROPOSED UNITS:	38 TOTAL
VEHICULAR PARKING:	
REQUIRED:	57 SPACES (1.5 / DU)
PROPOSED:	PER ORDINANCE
OPEN SPACE:	
REQUIRED:	9,500 SF (250 SF / DU)
PROPOSED:	PER ORDINANCE
GREEN AREA:	
REQUIRED GREEN AREA TO BE CREDITED:	20,647 SF (15% TOTAL SITE)
REQUIRED REPLANTED TREE SAVE:	18 TREES (36 TREES / AC)
PROPOSED REPLANTED TREE SAVE:	18 TREES (LOCATION TBD)
TRASH & RECYCLING:	
REQUIRED:	2X 8CY DUMPSTERS 1X 144SF RECYCLING STATION



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PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

08.13.2025

Roland Development
Group, LLC

4117 Park Road, Unit 12539
Charlotte, NC 28209

Marsh Rd. Townes

NO. DATE: BY: REVISIONS:

Project No: 25-CLT-090

Date: 08.13.2025

Sheet No:

RZ-1.0

716 Marsh Road Charlotte, NC 28209