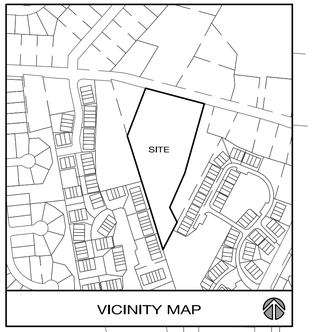
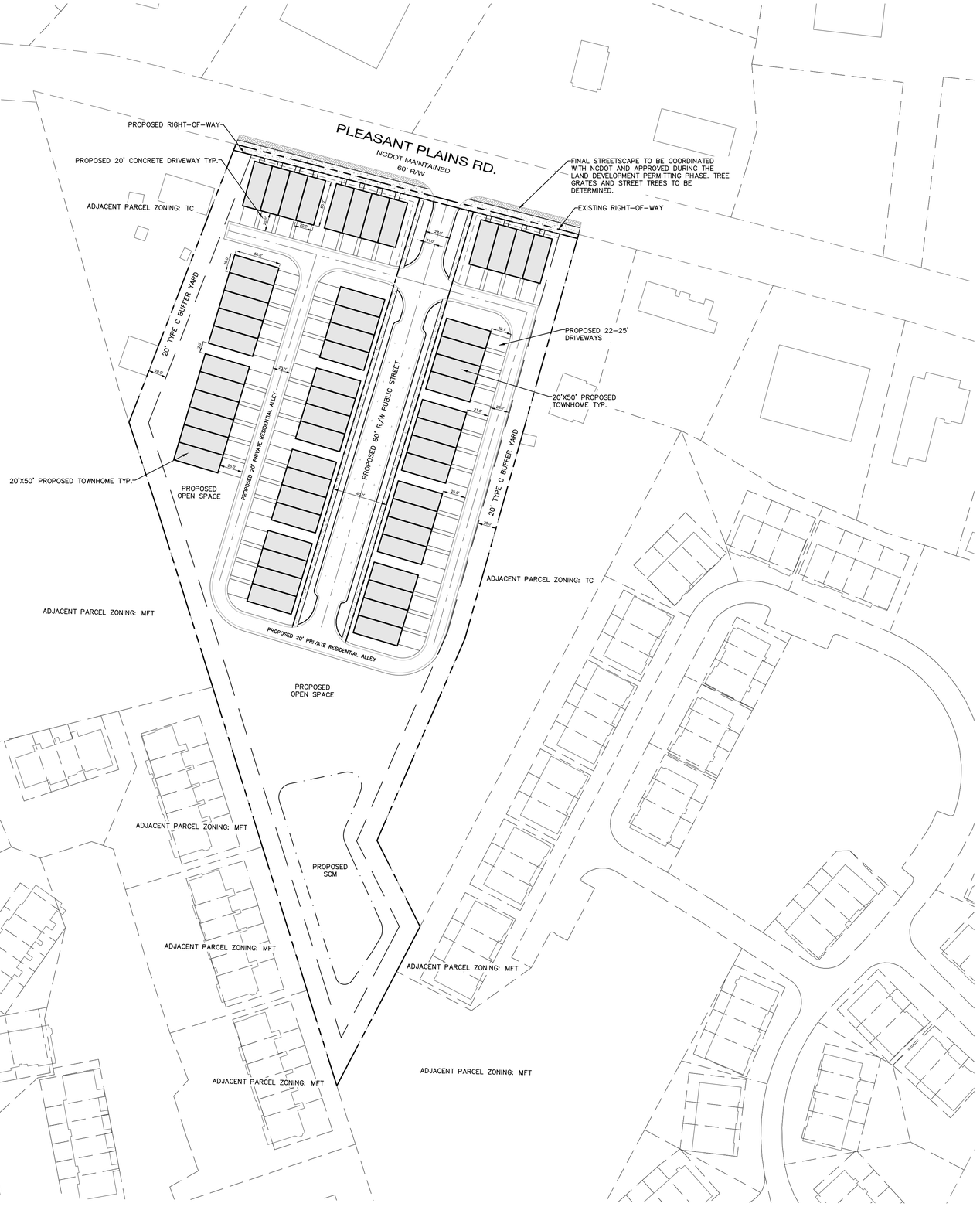
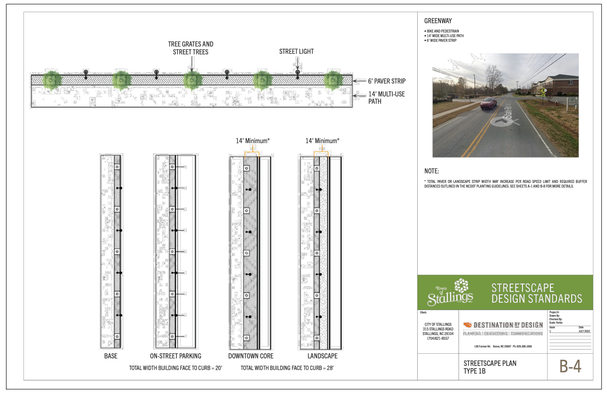




DEVELOPMENT SUMMARY

TAX PARCEL ID #:	07129303A (UNION COUNTY)
TOTAL SITE AREA:	6.017 AC (262,101 SF)
EXISTING ZONING:	TC
PROPOSED ZONING:	CZ-TC
LOT REQUIREMENTS:	
LOT SIZE:	0 SF
LOT WIDTH:	0'
BUILD TO LINE:	0'-10' OFF EDGE OF SIDEWALK
REAR YARD SETBACK:	8'
SIDE YARD SETBACK:	0'
BUILDING SEPARATION:	12'
PROPOSED USE:	
DWELLING, ATTACHED HOUSE:	
20'X50':	55 UNITS
TOTAL: 55 UNITS	
VEHICULAR PARKING:	
REQUIRED:	
TOWNHOMES:	
MINIMUM:	1 DRIVEWAY SPACE PER UNIT
PROPOSED:	
SHOPFRONT:	PER ORDINANCE
TOWNHOMES:	PER ORDINANCE



GRAPHIC SCALE

0 40 60 120 240

(IN FEET)
1 inch = 60 ft.

URBAN DESIGN PARTNERS
1213 w morehead st ste 450
charlotte, nc 28208
p 704.334.3303
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

04/18/2025

40 Homes, LLC
Josh Jolley
4607 Bonner Rd
Matthews, NC 29104

3732 Pleasant Plains Residential

Rezoning Site Plan

3732 Pleasant Plains Rd, Stallings, NC 28104

NO. DATE: BY: REVISIONS:

Project No: 24-CLT-276

Date: 12-15-2025

Sheet No:

RZ-1.0