WORKSHOP MEETING

Pineville
PLANNING & ZONING

To: Town Council

From: Travis Morgan

Date: 10/26/2026

Re: **Conditional Zoning 404 Main Street (***Informational Item***)**

REQUEST:

Michael Bender, on behalf of Boulevard Real Estate Advisors, seeks your consideration to allow for 90 townhouse style apartments at 404 Main, the NE corner of Main Street and Cranford Drive. Apartments are a conditional use at this location and zoning.

UDATE:

Applicant wishes to discuss development type and patters for the future of the site. Options such as

1) Apartments that look like townhouses as previously shown
2) Limited commercial along Main Street with the same townhouse style apartments behind
3) Larger commercial space with a rear multi-story apartment complex and parking deck and biggest tax base.

STAFF COMMENT:

With road frontage along Main and adjacent to the railroad, some non-residential uses along Main Street would seem a better fit and tie into and activate the adjacent Town Park at Town Hall. Blending existing Main Street to adjacent townhomes and park are key factors. We want both the use of the property and the design to be a long-term asset to the town. The property location is very important to the Town and the development should be something special that could not be built anywhere.

ACTION:

This is a workshop meeting to consider the proposal options and allow you to comment and question the various general development types. The developer will present at this meeting to help guide the best options to move forward with.