WORKSHOP MEETING

Pineville
PLANNING & ZONING

To: Town Council

From: Travis Morgan

Date: 9/28/2026

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.

DEVELOPMENT SUMMARY:

Address:	404 Main Street
Parcel number:	20501104 et.al.
Acreage:	+/- 4.816
Existing Zoning:	DC (Downtown Core)
Dwelling Units:	90 (80 two bedroom units 10 three bedroom units)
Min. Parking:	273
Parking Provided:	273 (excludes possible RR parking area)
Trash:	Private trash service and dumpster facilities.
Stormwater:	Underground water detention under parking spaces adjacent to the railroad

STAFF COMMENT:

Applicant was informed the plan and building design didn't fully meet the ordinance and overlay but insisted on a workshop to get initial council feedback on apartments proposed for the site. Building design does not meet overlay requirements and is not consistent with other approvals. Site plan may need a 20-foot buffer to the rear of the property depending on uses and the differing zoning designations. Sidewalk needs to tie into the railroad pedestrian crossing among other site plan adjustments needed. Some residents may like apartments because of the generally fewer children and associated bus and school traffic. The site is important as it sits on Main Street and anchors the other side of the Town Hall park. A more mixed-use project to extend at least some commercial across the railroad tracks and/or better building and plan integration along with required usable open space is recommended. The current proposal is not recommended.

ACTION:

This is a workshop meeting to consider the initial proposal and allow you to comment and question the attached site-specific conditional zoning plan. Additional workshop meetings may be needed. A public hearing is required before any vote.