Pineville
PLANNING & ZONING

Submit to Planning Department, 200 Dover St, Pineville, NC 28134
Phone (704) 889-2291 Fax (704) 889-2293

Office Use Only: Application #:

Payment Method: Cash___ Check___ Credit Card___ Amount $_____ Date Paid_____

Zoning Application

Note: Application will not be considered until all required submittal components listed have been completed

Applicant's Name: Boulevard at 404 Main, LLC; Christopher Branch Mgr. Phone: 678-773-4411

Applicant's Mailing Address: 2100 Hastings Dr., Charlotte, NC 28207

Property Information:

Property Location: 404 Main St, Pineville, NC 28134

Property Owner's Mailing Address: 404 Main St, Pineville, NC 28134

Property Owner Name: Michael Gross; Paul Brock Gross; Trust Paul Brock Gross Phone: 818-970-8657

Tax Map and Parcel Number: 205-011-02, -03, -04, -05, -06 Existing Zoning: Downtown Overlay District

Which are you applying (Check all that apply):

Rezoning by Right _____ Conditional Zoning X_____ Conditional Rezoning _____ Text Amendment _____

Fill out section(s) that apply:

Rezoning by Right:

Proposed Rezoning Designation _____

Conditional Zoning:

Proposed Conditional Use Multi-Family Dwelling

Acreage 4.816 Acres Square Feet Approx. 90 Units Approximate Height 44' # of Rooms N/A

Parking Spaces Required 273 Parking Spaces Provided 273 **Please Attach Site Specific Conditional Plan

Conditional Rezoning:

Proposed Conditional Rezoning Designation _____

Text Amendment:

Section _____ Reason _____

Proposed Text Change (Attach if needed) _____

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.

_____ 8/19/26
Signature of Applicant Date

_____ 8/19/26
Signature of Property Owner (If not Applicant) Date

_____ _____
Signature of Town Official Date