

## 1603 & 1605 Hampton Street Specific Plan (SP)

<b>Development Summary</b>	
SP Name	1603 & 1605 Hampton Street
SP Number	2022SP-061-001
Associated Case	N/A
Council District	02
Map & Parcel	Map 071-02; Parcels 076-077

<b>Site Data Table</b>	
Site Acreage	0.66 Acres
Existing Zoning	CL (Commercial Limited)
Proposed Zoning	SP
Allowable Land Uses	Multifamily, and all uses permitted by RM40-A-NS
Max Unit Count	60 dwelling units

1. Any redevelopment of the site or expansion of the existing building shall require final site plan approval. All development standards per Metro Zoning Code for RM40-A. Minor site changes necessary to construct sidewalks and/or address on the ground site constraints can be addressed with the final site plan and may not trigger compliance with all standards of RM40-A-NS.
2. Any redevelopment of the site shall adhere to all elements of the Bordeaux – Whites Creek – Haynes Trinity Community Plan including the Haynes Trinity special policy and its associated mobility plan.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the RM40-A-NS zoning district as of the date of the applicable request or application.
4. Any required final site plan/ building permit site plan for redevelopment of the site shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

### Community Plan Consistency Note

This SP is located within the Bordeaux – Whites Creek – Haynes Trinity Community Plan. The policy that applies to the site is Urban Neighborhood Maintenance (T4 NM). T4 NM is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity. It is also within the Haynes Trinity Special Policy. The special policy provides additional standards including a mobility plan.

This SP permits the existing commercial building to be converted to multifamily and would also permit redevelopment as multifamily. The existing commercial use is not consistent with the T4 NM policy and this SP will bring the use into compliance with the T4 NM policy. The SP provides a transition from the residential area to the commercial area along Brick Church Pike and provides additional density to support commercial uses along Brick Church Pike. This SP also includes standards to implement the Haynes Trinity special policy including the mobility plan consistent with the policy.