

ARCHITECT (APPLICANT):  
DAVID BERRY  
PFEFFER TORODE ARCHITECTURE  
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PRELIMINARY SPECIFIC PLAN APPLICATION  
475 HUMPHREYS STREET  
Case No. 2023SP-059-001

CIVIL ENGINEER:  
PHILIP NEAL  
KIMLEY-HORN  
philip.neal@kimley-horn.com

PURPOSE:

A request to rezone from CS to SP on Properties Located at 475-487 Humphreys Street (.94 Acres), to permit all uses in MUL-A-NS, subject to the Specific Use Exemptions table provided herein, with modifications to increase Max FAR restriction to 2.35 and reduce rear setback to 15'-0", requested by Pfeiffer Torode, Applicant; MTP-487 Humphreys Street Propco, LLC and MTP-481 Humphreys Street Propco, LLC, Owner.

PARCELS:

10507006300 (487 HUMPHREYS)  
10507006200 (485 HUMPHREYS)  
10507006100 (483 HUMPHREYS)  
10507006000 (481 HUMPHREYS)  
10507005800 (475 HUMPHREYS)

OWNER:

MTP-487 HUMPHREYS STREET PROPCO, LLC  
MTP-481 HUMPHREYS STREET PROPCO, LLC

COUNCIL:

DISTRICT 17  
COUNCILPERSON: TERRY VO

EXISTING ZONING:

CS - COMMERCIAL SERVICE  
WITH OV-UZO

COMMUNITY PLAN/POLICY:

T4 MU, URBAN MIXED USE NEIGHBORHOOD  
CHARACTER AREA 1: NORTH WEDGEWOOD HOUSTON

EXISTING LAND USE

VACANT LAND, SINGLE FAMILY, SMALL WAREHOUSE

PROPOSED USE/DENSITY

OFFICE	+/- 84,487 SF NET
RETAIL	+/- 11,737 SF NET
TOTAL BUILDING SF	+/- 96,224 SF GROSS

REQUIRED PARKING

NO PARKING REQUIRED PER BL2022-1412

LAND USE POLICY COMPLIANCE

This proposed SP falls within Character Area 1 which recommends MUL-A as Recommended Maximum Zoning. This SP requests a rezone to MUL-A-NS with an increase in allowable FAR and reduction to rear setback.

The four stories included as part of this proposed SP is consistent with the adjacent SP (2019SP-071-001) that allows 6 stories / 60'-0" max height at the highest elevation.

There are many properties in the neighborhood zoned MUL-A. Adjacent property 461 Humphreys Street is zoned MUL-A. Nearby properties 1229 Martin Street and 469 Chestnut Street are also zoned MUL-A.

The proposed SP is consistent with the T4MU policy's examples of appropriate uses (mixed-use), base zoning (MUL-A), building types (mid-rise mixed-use), massing (high lot coverage), orientation (street facing), setbacks (shallow)

GENERAL NOTES:

- Landscaping and tree density requirements per Metro Zoning Ordinance.
- The final site plan/building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone. Prior to the issuance of use an 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.
- Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved. 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.
- 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 MUL-A zoning district as of the date of the applicable request or application.
- Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
- 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.
- Final site plan must comply with all regulations in the Stormwater Management Manual at the time of submittal.

<u>USE:</u>	<u>MUL-A-NS ZONING:</u>	<u>REQUESTED CHANGES FOR SP:</u>
ALTERNATIVE FINANCIAL SERVICES	PERMITTED W/ CONDITIONS	PROHIBITED
AUTOMOBILE CONVENIENCE	PERMITTED W/ CONDITIONS	PROHIBITED
BEER AND CIGARETTE MARKET	PERMITTED	PROHIBITED
DONATION CENTER, DROP-OFF	PERMITTED W/ CONDITIONS	PROHIBITED
MOBILE STORAGE UNIT	PERMITTED W/ CONDITIONS	PROHIBITED
MANUFACTURING, ARTISAN	PERMITTED W/ CONDITIONS	PERMITTED
COMMERCIAL AMUSEMENT (OUTSIDE)	PERMITTED	PROHIBITED

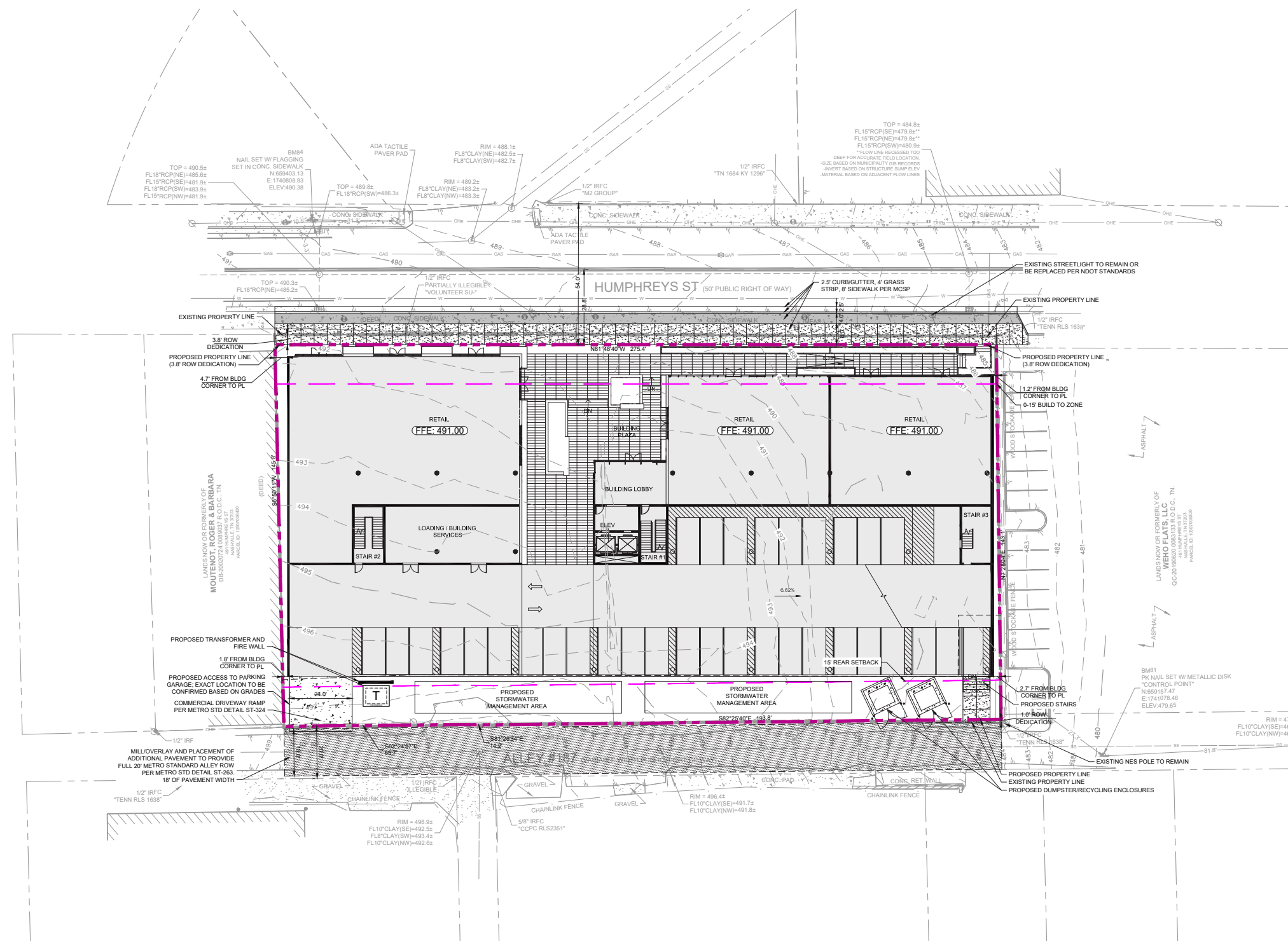
\*Uses shall be limited to all uses permitted by MUL-A-NS, other than these specific exceptions. Additionally, short term rental owner occupied and not owner occupied shall be prohibited







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**SITE DATA TABLE**

- EXISTING SITE AREA:** ±0.94 AC
- PROPOSED SITE AREA:** ±0.91 AC (AFTER ROW DEDICATION)
- SITE ADDRESSES, PARCELS, AND OWNERS:**
- PARCELS:** 1050700-5800, 6000, 6100, 6200, 6300
- ADDRESSES:** 475, 481, 483, 485, 487 HUMPHREYS STREET, ±0.94 AC
- OWNERS:** MTP-481 HUMPHREYS STREET PROPCO, LLC  
MTP-487 HUMPHREYS STREET PROPCO, LLC
- EXISTING ZONING:** CS WITH OV-UZO
- EXISTING CCM POLICY:** T4 M.U. URBAN MIXED USE NEIGHBORHOOD
- CHARACTER AREA:** 1 - NORTH WEDGEWOOD HOUSTON
- EXISTING LAND USE:** VACANT LAND, SINGLE FAMILY, SMALL WAREHOUSE
- PROPOSED ZONING:** MUL-A OR SP, TBD
- PROPOSED CCM POLICY:** SAME, N/A
- PROPOSED USE/DENSITY:** OFFICE: ± 84,487 SF  
RETAIL: ± 11,737 SF  
TOTAL BLDG.: ± 96,224 SF
- REQUIRED PARKING:** NO PARKING REQUIRED PER BL2022-1412  
MAXIMUM ALLOWED:  
OFFICE: FIRST 2,000 SF EXEMPT,  $1/100$  SF = (84,487-2,000SF)/500 = 165 SPACES  
RETAIL: FIRST 2,000 SF EXEMPT,  $1/100$  SF = (11,737-2,000SF)/100 = 95 SPACES  
MAXIMUM ALLOWED = 214 SPACES
- PROPOSED PARKING:** 205 SPACES  
RATIO: 2:131,000 SF
- REQUIRED BICYCLE PKG:** 2 SPACES/15,000 SF OFFICE = 12 SPACES  
2 SPACES/RYL ESTABLISHM = 6 SPACES
- PROVIDED BICYCLE PKG:** 18 SPACES
- FAR:** ± 2.35 (96,224 SF @ 91 AC)
- IMPERVIOUS SURFACE RATIO:** ± 0.88 (34,942 SF @ 91 AC TOTAL)
- MUL-A ZONING**  
MAX FAR: 1.00  
MAX ISR: 0.90  
MIN REAR SETBACK: 20'  
MIN SIDE SETBACK: NONE  
MAX HEIGHT IN BUILD TO ZONE: 3 STORIES IN 45'  
MIN STEP-BACK: 15'  
MAX HEIGHT: 4 STORIES IN 60'  
BUILD TO ZONE: 0-15' IN UZO
- SP ZONING**  
DEVELOPMENT STANDARDS TO BE ESTABLISHED IN THE SITE SPECIFIC SP ORDINANCE

**LANDSCAPE STANDARDS**

- THE DEVELOPER OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE SP AND ADOPTED TREE ORDINANCE (METRO CODE CHAPTER 17.24)
- STREET TREES SHALL BE PROVIDED IN 4' MINIMUM GRASS STRIP OR TREE GRATES IN HARDSCAPE. STREET TREES SHALL BE IRRIGATED AND MAINTAINED BY THE OWNER ALONG ALL STREETS AND PUBLIC OPEN SPACE AREAS AT A MINIMUM SPACING AVERAGE OF 40 LINEAR FEET. ALL STREET TREES PLACED WITHIN THE ROW SHALL COUNT TOWARDS REQUIRED TREE DENSITY UNITS OUTLINED IN METRO ZONING CODE 17.24.
- NO BUFFER REQUIREMENTS OF METRO ZONING CODE 17.24 SHALL APPLY TO THE PROJECT SITE.
- ACREAGE MINUS BUILDING COVERAGE = 0.25 AC
- MULTIPLY BY REQUIRED TREE DENSITY UNIT PER ACRE: 22
- REQUIRED TDU FOR PROJECT = 5.5
- REQUIRED PLANTINGS:  
11 - 2' LARGE & MEDIUM CANOPY TREES  
OR  
22 - 2' SMALL UNDERSTORY TREES AND STREET TREES  
OR  
5.5 TDUs X \$725.00 = \$3,987.50 PAID TO TREE MITIGATION BANK



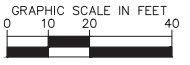
**475 HUMPHREYS ST  
SOMERA ROAD, INC.  
457-487 HUMPHREYS ST  
NASHVILLE, TN 37203**

2023SP-059-001

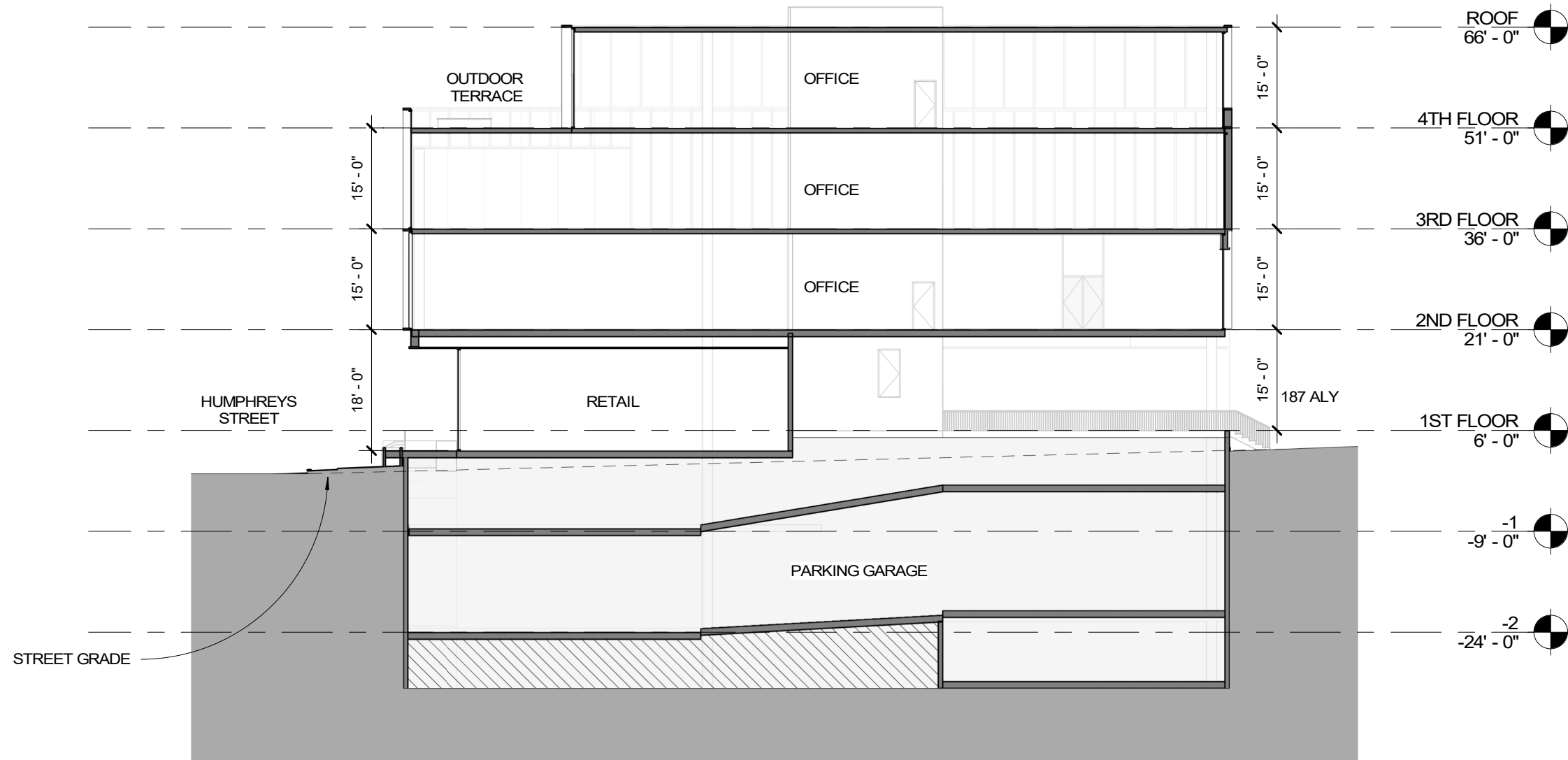
NO.	DATE	BY	REVISIONS
1			
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DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
DATE: 05/15/2023  
KIMLEY-HORN PROJECT NO. 116333007

**SITE LAYOUT**  
SHEET NUMBER  
**C2-00**







**SPECIFIC PLAN BULK STANDARDS**

**PROPOSED ZONING  
SPECIFIC PLAN**

FAR  
2.35

ISR (match MUL-A-NS)  
.9

SETBACKS  
15'-0" REAR

MAX HEIGHT (match MUL-A-NS)  
3 STORIES IN 45' (AT BUILD-TO-ZONE)  
15' STEP BACK  
4 STORIES IN 60' (MAX)

BUILD-TO-ZONE (match MUL-A-NS)  
0-15' IN UZO

ENTRANCES  
PRIMARY ENTRANCE(S) INTO THE  
BUILDING SHALL BE LOCATED ON  
HUMPHREYS.

ENVISIONED MATERIALS  
THE FACADE REFLECTS THE  
INDUSTRIAL CHARACTER OF THE  
NEIGHBORHOOD AND IS PRIMARILY  
COMPOSED OF ALUMINUM CURTAIN  
WALL. THE RESULTING RAIL-LIKE  
RHYTHM IS COUPLED WITH WARM  
WOOD TONES AND CONCRETE.

PARKING  
PARKING SHALL BE SUBSURFACE /  
PARTIALLY SUBSURFACE & SHALL NOT  
BE LOCATED ABOVE FIRST FLOOR.

