

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2026-1248

Madam President –

I hereby move to amend Ordinance No. BL2026-1248 by amending the plan incorporated into Section 1 by removing page 11 and page 14 of the plan and replacing those pages with the attached new page 11 and page 14.

Introduced By:

Terry Vo
Rollin Horton
Members of Council

ARCHITECT (APPLICANT)
 JP JACKSON
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PRELIMINARY SPECIFIC PLAN APPLICATION
 513 MERRITT AVE, 525 MERRITT AVE, 1300-1312 MARTIN ST, 548 HAMILTON AVE
 Case No. 2025SP-005-001

CIVIL ENGINEER:
 PHILIP NEAL
 KIMLEY-HORN
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PURPOSE

A REQUEST TO REZONE THE PROPERTIES FROM 513 MERRITT AVENUE, 1300-1312 MARTIN STREET, 525 MERRITT AVENUE, AND 548 HAMILTON AVE (4.03 ACRES IN TOTAL), TO SPECIFIC PLAN AND PERMIT USES PREVIOUSLY DEEMED APPROPRIATE BY THE WEDGEWOOD HOUSTON COMMUNITY CHARACTER POLICY.

SUBDISTRICT 1: 513 MERRITT AVE + 525 MERRITT AVENUE + 1300 MARTIN STREET

PROPOSED USES IN WEDGEWOOD HOUSTON CHARACTER AREA 1T: COMMERCIAL (RETAIL & RESTAURANT), RESIDENTIAL (HOTEL & MULTIFAMILY)

SUBDISTRICT 2: 1312 MARTIN + 948 HAMILTON AVE

PROPOSED USE IN WEDGEWOOD HOUSTON CHARACTER AREA 2A: RESIDENTIAL (MULTIFAMILY)

VINTAGE MILLWORKS (513 MERRITT) IS UNDER THE SAME OWNERSHIP AS THE SP SITE. IT WAS RECENTLY REDEVELOPED AND IS CURRENTLY OPERATING AS AN ADAPTIVE REUSE OF AN EXISTING HISTORIC STRUCTURE. VINTAGE MILLWORKS HAS BEEN INCLUDED IN THIS SP TO CODIFY THE PRESERVATION OF THIS HISTORIC STRUCTURE. CURRENT AND FUTURE USES WILL BE RESTRICTED TO THOSE PERMITTED BY THE LAND USE TABLE ON FOLLOWING PAGE.

COUNCIL

DISTRICT 17
 COUNCIL PERSON: TERRY VO

EXISTING LAND USE

VACANT LAND, SINGLE FAMILY, SMALL WAREHOUSE

NEW CONSTRUCTION

PROPOSED USE/DENSITY

525 MERRITT AVENUE, 1300 MARTIN STREET
 1312 MARTIN, 948 HAMILTON AVE

HOTEL 110,000 SF MAX (7,500 SF OF COMMERCIAL)
 150 KEYS MAX

MULTIFAMILY 215,000 SF MAX
 175 UNITS MAX

COMMERCIAL (RETAIL & RESTAURANT) 7,500 SF MAX*
 *INCLUDED WITHIN HOTEL TOTAL ABOVE

TOTAL BUILDINGS SF 325,000 SF MAX
 TOTAL SITE SF 124,708 SF

TOTAL PROPOSED MAX SF + EXISTING VINTAGE MILLWORKS:
 325,000 + 25,245 = 350,245 SF

TOTAL SITE + VINTAGE MILLWORKS SITE:
 124,708 + 50,965 = 175,673 SF

FAR: 2.00

EXISTING CONSTRUCTION
VINTAGE MILLWORKS DENSITY

513 MERRITT AVE

TOTAL SITE SF 50,965 SF
 BUILT SF 25,245 SF

LAND USE POLICY COMPLIANCE

SUBDISTRICT 1 OF THIS PROPOSED SP FALLS WITHIN CHARACTER AREA 1TR (TRANSITION) AREA WHICH ENDORSES MUL-A-NS AS RECOMMENDED MAXIMUM ZONING.

SUBDISTRICT 2 OF THE SITE FALLS WITHIN CHARACTER AREA 2A WHICH ENDORSES RM-40A-NS AS THE RECOMMENDED MAXIMUM REZONING.

THIS SP REQUESTS A REZONE OF THESE PROPERTIES USING THE RECOMMENDED MAXIMUM REZONING STANDARDS AS THE BASE REGULATIONS.

THERE ARE ADJACENT PROPERTIES WITH AN SP THAT ADHERES TO THE RECOMMENDED MAXIMUM ZONING AS SET FORTH BY THE WEDGEWOOD HOUSTON PLANNING STUDY.

ADJACENT PROPERTIES TWELVE 60 MARTIN, SIX 10 MERRITT, AND THE FINERY ARE ALL PART OF A SPECIFIC PLAN THAT USES MUG-A AS ITS BASE FOR REGULATIONS.

NEARBY PROPERTY 500 MERRITT AVE USES RM-40A MAXIMUM RECOMMENDED ZONING TO ESTABLISH THEIR FAR.

FOR SUBDISTRICT 1, THE PROPOSED SP IS CONSISTENT WITH THE T4MU POLICY'S EXAMPLES OF APPROPRIATE USES (RESIDENTIAL, MIXED-USE, COMMERCIAL), BASE ZONING (MUL-A-NS), BUILDING TYPES (MID-RISE MIXED-USE), MASSING (HIGH LOT COVERAGE), ORIENTATION (STREET FACING), SETBACKS (SHALLOW).

FOR SUBDISTRICT 2, THE PROPOSED SP IS CONSISTENT WITH T4-NE POLICY'S EXAMPLES OF APPROPRIATE USES (RESIDENTIAL), BASE ZONING (RM-40A-NS), BUILDING TYPES (MID-RISE TOWNHOUSE, COURTYARD FLAT), MASSING (MODERATE TO HIGH COVERAGE), ORIENTATION (STREET FACING AND OPEN SPACES WITH COURTYARDS), SETBACKS (SHALLOW). AS AN ADDITIONAL RESTRICTION, NON-RESIDENTIAL USES WILL BE PROHIBITED WITHIN SUBDISTRICT 2.

PARKING

THE PROJECT IS LOCATED WITHIN THE URBAN ZONING OVERLAY AND BY CODE IS NOT REQUIRED TO PROVIDE FOR ANY PARKING. THE PROJECT IS PROPOSING TO PROVIDE FOR 241 SPACES AND SHALL COMPLY WITH THE PERMITTED PARKING MAXIMUM OF 360 SPACES PERMITTED BY CODE. THE PROJECT SHALL ALSO INCLUDE A DEDICATED AREA FOR RIDESHARE USE WITHIN THE PROPOSED PARKING GARAGE. FINAL PARKING COUNT SHALL BE DEPENDENT ON FINAL UNIT COUNT, RETAIL + COMMERCIAL SQUARE FOOTAGE AND NUMBER OF HOTEL KEYS BUT SHALL NOT EXCEED THE MAXIMUM PERMITTED NUMBER OF SPACES.

PARKING METRICS: 1 SPACE PER RESIDENTIAL UNIT AND 1.5 PER 2+ BEDROOMS UNITS
 0.5 SPACES PER HOTEL KEY
 1 SPACE PER 150 SF RESTAURANT, FIRST 1,000 SF EXEMPT

PARKING ON PROJECT: 150 MAX HOTEL KEYS; 175 MAX MULTIFAMILY UNITS

150 HOTEL KEYS * 0.5 SPACES PER KEY = 75 HOTEL SPACES

175 MULTIFAMILY UNITS; 60 1 BD / 40 2 BD
 175 * .6 = 105 ONE BED * 1 SPACE PER UNIT = 105 ONE-BED SPACES
 175 * .4 = 70 TWO BED * 1.5 SPACES PER UNIT = 105 TWO-BED SPACES
 105 + 105 = 210 MULTIFAMILY SPACES

7,500 RESTAURANT & RETAIL MAX - 1,000 FIRST SF EXEMPTION = 6,500/150 = 44 RESTAURANT & RETAIL SPACES

75 HOTEL
 + 31 HOTEL EMPLOYEE PARKING
 + 210 MULTIFAMILY
 + 44 COMMERCIAL
 = 360 MAX PARKING SPACES

	ADDRESS	PARCEL ID	ACREAGE	OWNER	EXISTING ZONING	EXISTING LAND USE	NASHVILLE NEXT	PLANNING POLICIES	MCSP REQUIREMENTS
SUBDISTRICT 1	513 MERRITT AVE	10507018800	50,965 SF 1.17 AC	MTP - 513 MERRITT AVE LLC	IWD - INDUSTRIAL WAREHOUSING/ DISTRIBUTION	BUSINESS, RETAIL	CENTER - FIRST TIER	<p>THESE THREE NORTHERN PARCELS ARE DESIGNATED AS T4 URBAN MIXED USE NEIGHBORHOOD (T4-MU) WITHIN THE NASHVILLE COMMUNITY CHARACTER MANUAL. THE POLICY INTENDS TO PROMOTE AND DEVELOP URBAN, MIXED-USE NEIGHBORHOODS WITH MODERATE- TO HIGH-DENSITY RESIDENTIAL, COMMERCIAL, OFFICE, AND LIGHT INDUSTRIAL USES. THE T4-MU POLICY APPLIES TO AREAS CURRENTLY OR PLANNED TO BE PRIMARILY RESIDENTIAL, COMMERCIAL, OR LIGHT INDUSTRIAL, SUPPORTING A MIX OF THESE USES.</p> <p>BUILDING HEIGHTS: SINGLE-FAMILY AND TWO-FAMILY HOMES RANGE FROM ONE TO THREE STORIES, WHILE MIXED-USE, NON-RESIDENTIAL, AND MULTIFAMILY BUILDINGS TYPICALLY REACH UP TO FIVE STORIES. BUILDING HEIGHT IS DETERMINED BY TYPE, SURROUNDING CONTEXT, ARCHITECTURAL FEATURES, AND LOCATION WITHIN THE NEIGHBORHOOD</p> <p>THE TWO PARCELS ARE ALSO INCLUDED IN THE 'WEDGEWOOD-HOUSTON AND CHESTNUT HILL PLANNING STUDY (ADOPTED OCT 2019) AS CHARACTER AREA 1 TR (TRANSITION AREA): NORTH WEDGEWOOD-HOUSTON AREA 1 HOSTS DIVERSE COMMERCIAL AND LIGHT INDUSTRIAL SPACES, ALONG WITH A GROWING NUMBER OF HOMES AND ARTISAN/MAKER BUSINESSES, ALIGNING WITH THE NEIGHBORHOOD'S LONG-TERM VISION.</p> <p>POLICY SUPPORTED REZONINGS: MUN-A, MUL-A, OR20-A, OR40-A, RM9-A TO RM40-A WITH SPECIFIC PLANS BASED ON THESE ZONES. RECOMMENDED MAXIMUM ZONING OF MUL-A OR DESIGN-BASED ZONING.</p>	<p>T4-M-LS2 BOTH MERRITT AVE AND NORTH MARTIN ST ARE DESIGNATED AS URBAN MIXED-USE LOCAL STREETS WITH 56' STANDARD RIGHT-OF-WAYS. THIS DESIGNATION REQUIRES 32' CURB-TO-CURB FOR TWO VEHICULAR TRAVEL LANES WITH 12' SIDEWALKS ON EACH SIDE, BOTH CONSISTING OF 4' PLANTING ZONES WITH 8' PEDESTRIAN ZONES.</p> <p>HAMILTON AVE AND THE SOUTHERN PART OF MARTIN STREET ARE NOT DESIGNATED IN THE MCSP. THE FRONTAGE ON MARTIN WILL BE TREATED CONTINUOUSLY FOR THE MCSP DEDICATIONS AND THE PLANNED SIDEWALKS AND PLANTING ZONES WILL CONTINUE PAST THE CORNER ON TO HAMILTON AVE. HAMILTON AVE CURRENTLY IS A TWO VEHICULAR LANE STREET WITH SIDEWALKS ON THE SOUTHERN PORTION.</p> <p>20' IS THE MINIMUM WIDTH FOR ALL METRO ALLEYWAYS. THE EXISTING '1805' ALLEYWAY RUNNING SOUTH OF THE MERRITT PARCELS IS 12' AND UNIMPROVED. THE ALLEYWAY WILL BE EXTENDED TO HAMILTON AVE, WIDENED TO 20' WITH 4' BUFFERS ON EACH SIDE, AND IMPROVEMENTS MADE.</p>
	525 MERRITT AVE	10507018200	34,150 SF 0.78 AC	MTP MERRITT AVENUE PROPCO, LLC	IWD - INDUSTRIAL WAREHOUSING/ DISTRIBUTION WITH OV-UZO	BUSINESS, RETAIL			
	1300 MARTIN ST	10507017800	25,950 SF 0.6 AC	MTP-1300 MAIN STREET PROPCO, LLC		BUSINESS, OFFICE			
SUBDISTRICT 2	1312 MARTIN ST	10507022700	56,342 SF 1.32 AC	MTP-1300 MAIN STREET PROPCO, LLC	RM20-A-NS WITH OV-UDO AND OV-UZO	CURRENTLY VACANT, FORMERLY RESIDENTIAL	TRANSITION / INFILL BETWEEN CENTER FIRST TIER AND NEIGHBORHOOD	<p>THESE TWO SOUTHERN PARCELS ARE DESIGNATED AS T4 URBAN NEIGHBORHOOD EVOLVING (T4-NE) WITHIN THE NASHVILLE COMMUNITY CHARACTER MANUAL. THE POLICY. THE T4-NE POLICY PROMOTES HOUSING CHOICE BY INTEGRATING VARIOUS BUILDING TYPES, SUCH AS SINGLE-FAMILY HOMES, ACCESSORY DWELLING UNITS, PLEX HOUSES, TOWNHOUSES, AND FLATS.</p> <p>BUILDING HEIGHTS: TYPICALLY 1-3 STORIES IN HEIGHT AND THOSE IN APPROPRIATE LOCATIONS ALONG MAJOR CORRIDORS REACH UP TO 5 STORIES IN HEIGHT.</p> <p>THE TWO PARCELS ARE ALSO INCLUDED IN THE 'WEDGEWOOD-HOUSTON AND CHESTNUT HILL PLANNING STUDY (ADOPTED OCT 2019) AS CHARACTER AREA 2A: SOUTH WEDGEWOOD-HOUSTON, SUBDISTRICT 2A FORMS THE RESIDENTIAL CORE OF THE WEDGEWOOD-HOUSTON NEIGHBORHOOD, STRUCTURED AROUND AN URBAN STREET GRID. NEW INFILL DEVELOPMENT HAS INTRODUCED A VARIETY OF HOUSING TYPES TO THIS PRIMARILY ONE- AND TWO-FAMILY HOME AREA.</p> <p>POLICY SUPPORTED REZONINGS: R6-A, RM15-A, RM20-A, RM40-A WITH SPECIFIC PLANS BASED ON THESE ZONES. RECOMMENDED MAXIMUM ZONING OF RM40-A.</p>	
	548 HAMILTON AVE	10507022500	8,536 SF 0.2 AC	MTP-MARTIN AVENUE PROPCO, LLC					