

03.04.2021

# WEDGEWOOD HOUSTON - PHASE III - MIXED-USED DEVELOPMENT

PRELIMINARY SP SUBMITTAL - CASE NO. 2021SP-010-001

**PURPOSE STATEMENT:** THE PURPOSE OF THIS SP IS TO REZONE 13 PARCELS TOTALING 6.13 ACRES FROM CS, MUL-A & IWD TO SP TO ALLOW FOR MIXED USE DEVELOPMENT

REFEREEENCE PAGES 2-4 FOR PARCELS TO BE INCLUDED IN THE SP SUBMITTAL.



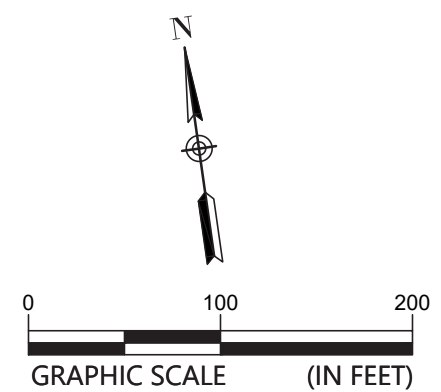
Dryden





Wedgewood Houston Phase III SP – Property Information Table					
Map	Parcel	Address	Owner	Current Zoning	Acres
105-03	192.00	448 Humphreys Street	Arthur F. Daws, Jr., Arthur F. Daws, III, and Partrice D. Daws	MUL, CS	1.71
105-03	194.00	1214 Martin Street	Nashville Phase I Property Holders LLC	MUL-A	0.10
105-03	195.00	1216 Martin Street	Nashville Phase I Property Holders LLC	MUL-A	0.09
105-03	196.00	1218 Martin Street	Nashville Phase I Property Holders LLC	MUL-A	0.09
105-03	197.00	1220 Martin Street	Nashville Phase I Property Holders LLC	MUL-A	0.13
105-07	41.00	0 Humphreys Street	Oklaholics, LLC	MUL	0.74
105-07	42.00	447 Humphreys Street	Oklaholics, LLC	IWD	0.20
105-07	43.00	449 Humphreys Street	Oklaholics, LLC	MUL	0.10
105-07	44.00	451 Humphreys Street	Oklaholics, LLC	IWD	0.28
105-07	117.00	1232 Martin Street	William T. Chapman, IV, Trustee	IWD	0.23
105-07	118.00	1230 Martin Street	William T. Chapman, IV, Trustee	IWD	0.23
105-07	119.00	1309 Brown Street	Nashville Phase I Property Holders LLC	IWD	1.15
105-07	123.00	441 Humphreys Street	Oklaholics, LLC	MUL	1.07
<b>Total Acreage (+/-)</b>					<b>6.12</b>

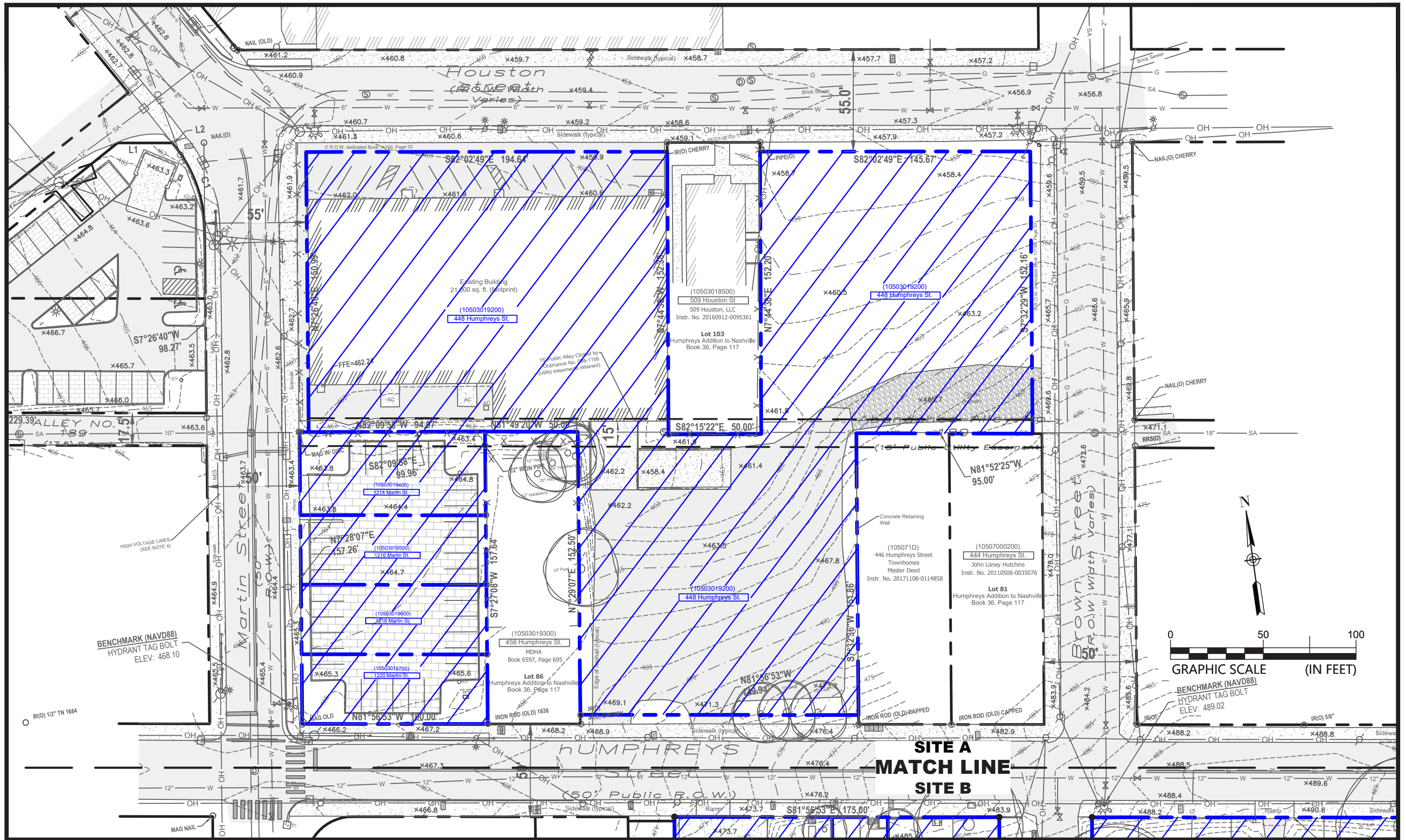
**SP PROPERTIES NOTE:**  
**ALL AREAS HATCHED IN BLUE ARE TO BE INCLUDED FOR REZONING IN THIS SP.**



**SURVEY / PARCEL EXHIBIT**

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021

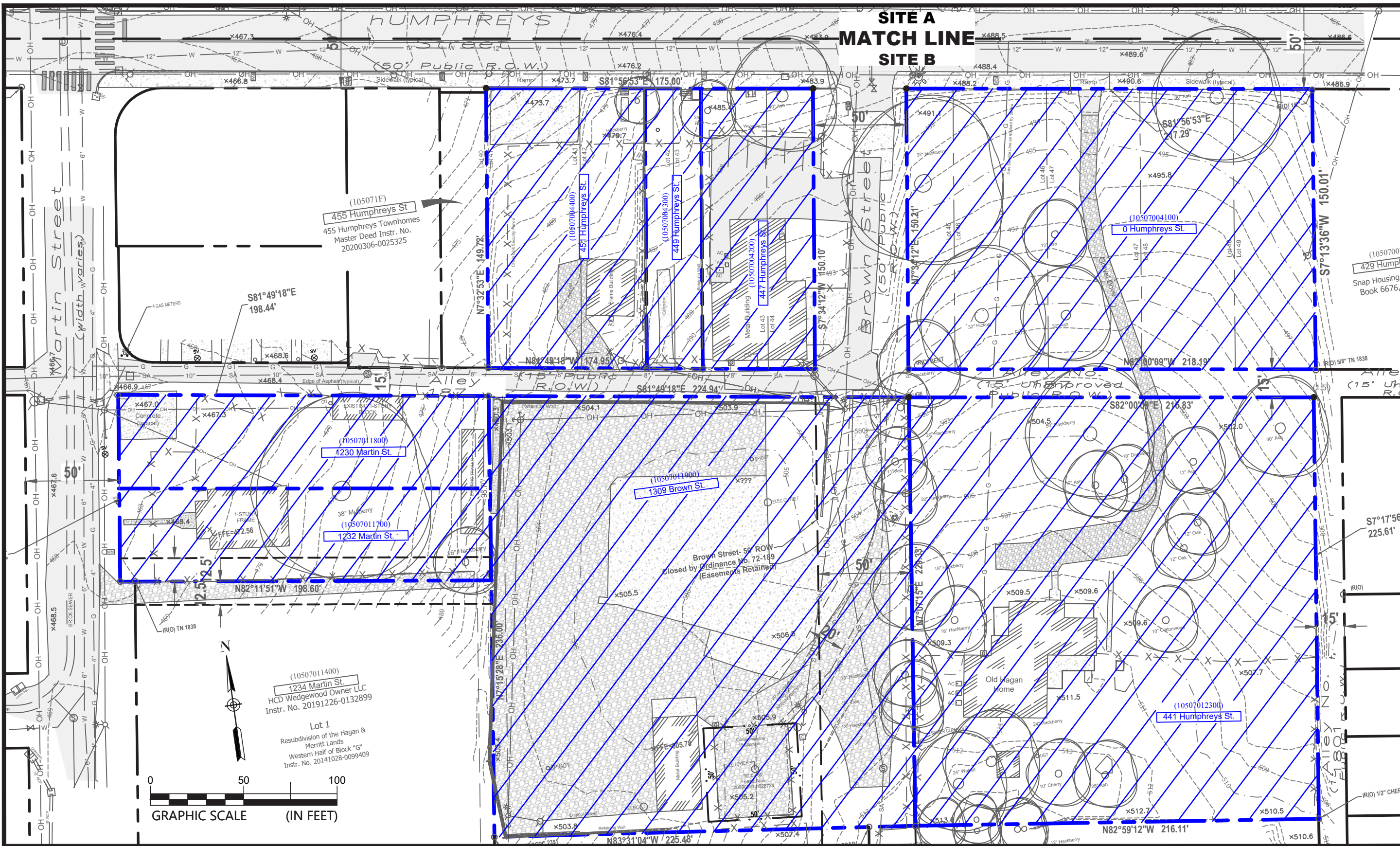




PARCEL EXHIBIT - SITE A

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021





PARCEL EXHIBIT - SITE B

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021



# WEDGEWOOD-HOUSTON & CHESTNUT HILL PLANNING STUDY

## CHARACTER AREA 1 - NORTH WEDGEWOOD-HOUSTON

### -MUL-A-NS PROPOSED ZONING PER PLANNING STUDY GUIDELINES

- 3 - 4 STORIES IN HEIGHT
- 45 - 60 FT IN HEIGHT

- THE URBAN GRID, VARIETY OF USES, AND NEW DENSE HOUSING CREATE A VIBRANT WALKABLE COMMERCIAL NEIGHBORHOOD THAT ADDS SERVICES TO THE BROADER COMMUNITY.

- ADAPTIVE REUSE OF EXISTING BUILDINGS IS ENCOURAGED. WHEN ADAPTIVE REUSE IS NOT POSSIBLE, NEW CONSTRUCTION SHOULD REFLECT AND RESPOND TO THE SURROUNDING INDUSTRIAL BUILDINGS

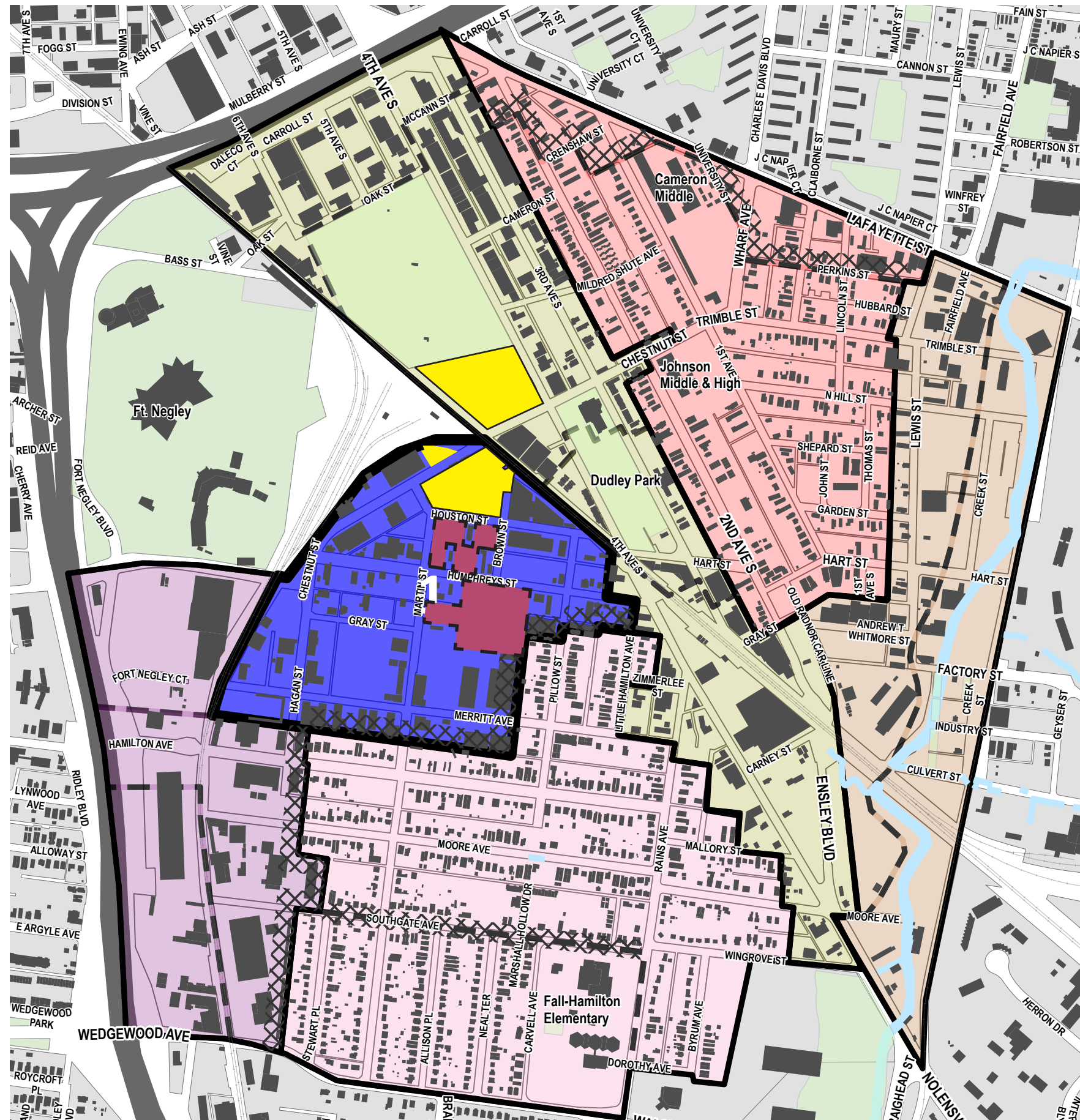
- INCREASED HEIGHT OVER 3-4 STORIES MAY BE APPROPRIATE WHEN:

1. PROVIDING ACTIVE USES AND ENHANCED STREETSCAPING
2. COMBINED WITH ADAPTIVE REUSE OF OTHER PARTS OF THE SITE
3. ACCOMPANIED BY URBAN INDUSTRIAL USES
4. LOCATED IN LOWER LYING AREAS

- CROSS-SUBSIDIZE CUSTOMER-FACING MAKER USERS. NEW DEVELOPMENT IN THIS AREA SHOULD CONTINUE TO SEEK TO INCORPORATE MAKER AND ARTISAN SPACES AS REDEVELOPMENT OCCURS.

### HATCH KEY

-  NEW AJCP SITE
-  EXISTING AJCP PROJECT



## WHICH PLANNING STUDY

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021



**WEDGEWOOD-HOUSTON**


NASHVILLE WAREHOUSE CO.  
 2015SP-092-003  
 - ZONE 4B  
 - MUL-A UNDERLYING  
 - FAR ALLOWED = 1.0  
 - RES. EXCLUDED  
 - HEIGHT 5-10 STORIES

MARTIN & GRAY  
 2019SP-071-001  
 - ZONE 1  
 - MUL-A UNDERLYING  
 - FAR ALLOWED = 2.5  
 - RES. EXCLUDED  
 - HEIGHT 5-6 STORIES

THE FINERY  
 2014SP-016-001  
 - ZONE 1  
 - MUG-A UNDERLYING  
 - FAR ALLOWED = 3.0  
 - RES. EXCLUDED  
 - HEIGHT 5-6 STORIES

640 MERRITT AVE.  
 2019SP-018-002  
 - ZONE 1  
 - MUN-A UNDERLYING  
 - FAR ALLOWED = 2.5  
 - RES. EXCLUDED  
 - HEIGHT 5-6 STORIES

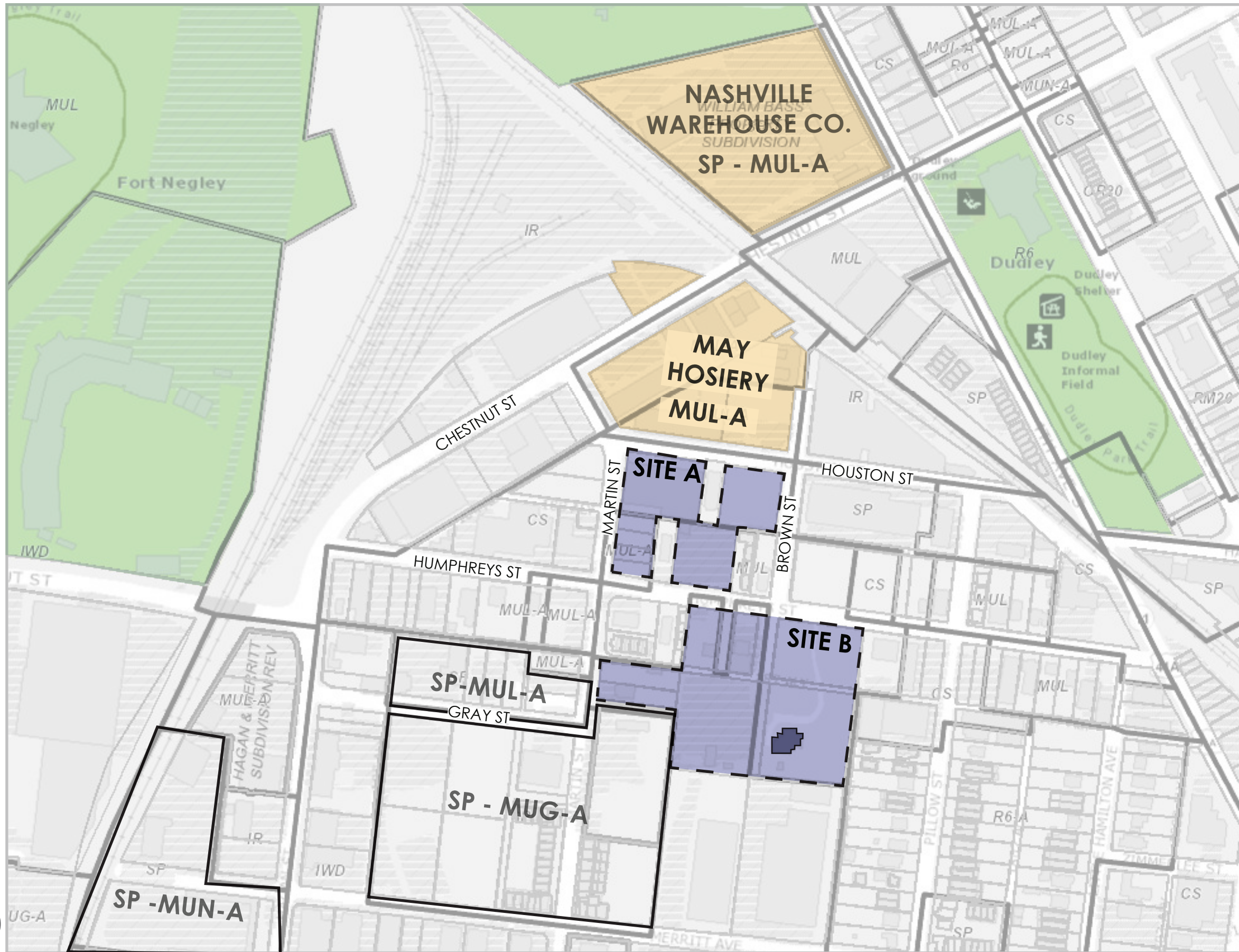
HATCH KEY

	MERRITT MANSION
	NEW AJCP SITE
	ADJACENT SP (N.I.C.)
	WHCH UDO BOUNDARY



**NEIGHBORHOOD DENSITY & HEIGHT ANALYSIS**





**WEDGEWOOD-HOUSTON**

-ZONE 1 OF NEIGHBORHOOD PLANNING GUIDE.

-MUL-A PROPOSED ZONING PER NEIGHBORHOOD PLANNING GUIDE.

- 1.0 FAR
- 3 - 4 STORIES IN HEIGHT
- 45 - 60 FT IN HEIGHT

**SITE A** 90,065 SF Site Area

MUL-A-NS FALLBACK ZONING  
 FAR = 2.5  
 3 - 4 STORIES

**SITE B** 180,266 SF Site Area

MUL-A-NS FALLBACK ZONING  
 FAR = 2.5  
 5-6 STORIES  
 INCREASED HEIGHT BEYOND 3-4 STORIES AT SELECT BUILDINGS MEETING CONDITIONS OF THE WHICH PLANNING STUDY

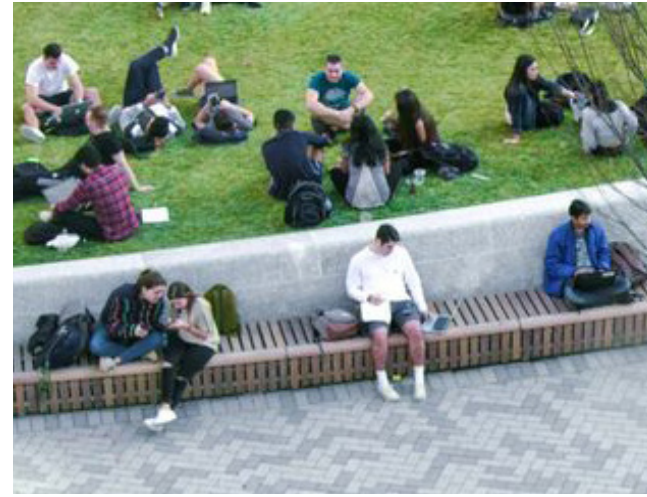
HATCH KEY

- MERRITT MANSION
- NEW AJCP SITE
- EXISTING AJCP PROJECT
- ADJACENT SP (N.I.C.)



NEIGHBORHOOD ZONING ANALYSIS

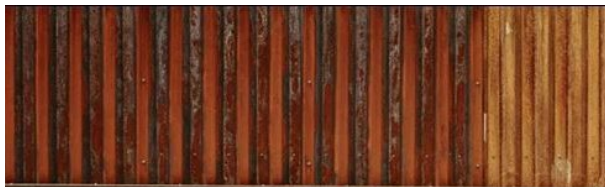




# INSPIRATION IMAGERY - SITEWORK

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021





INSPIRATION IMAGERY - ARCHITECTURE  
WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021

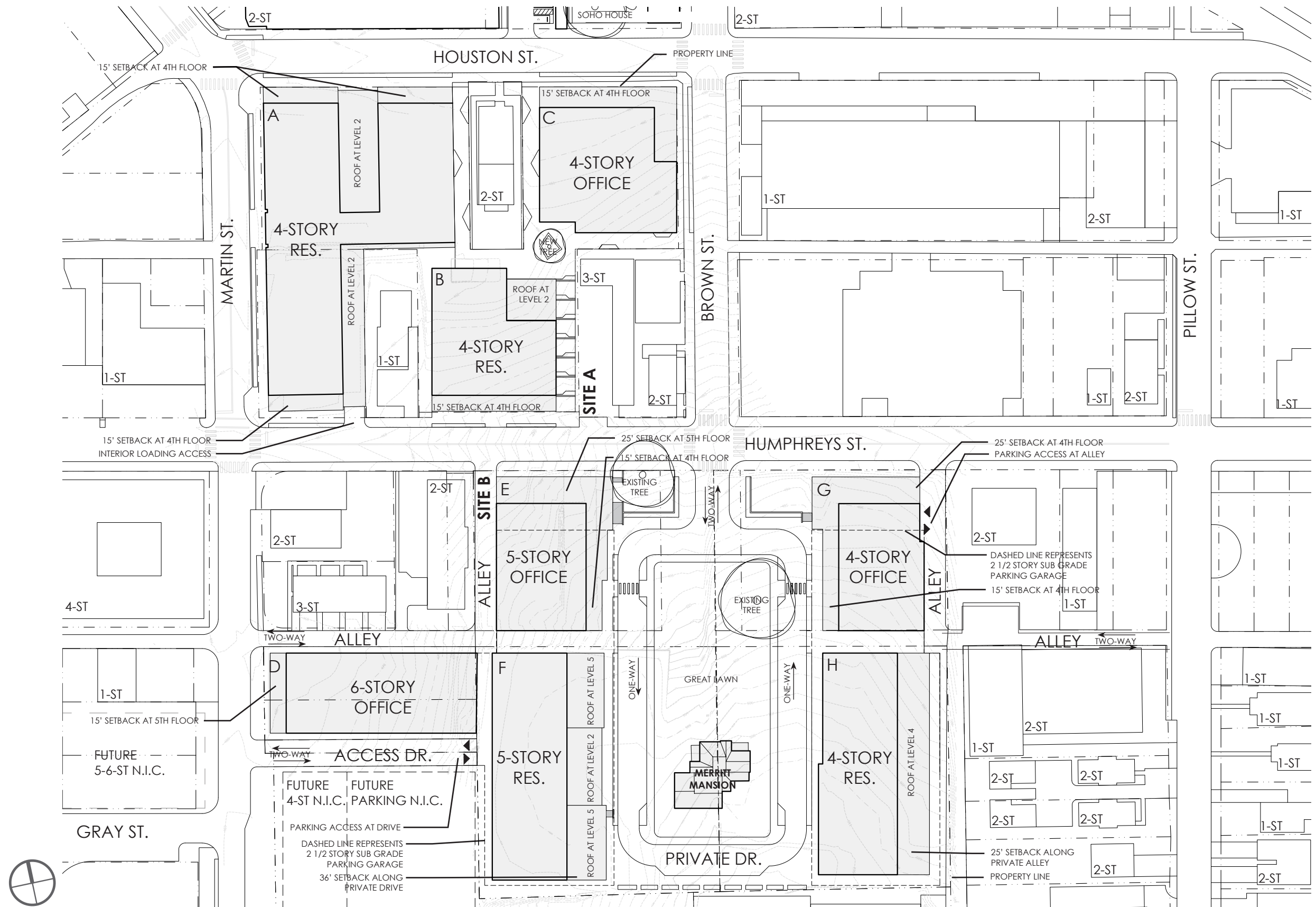




# INSPIRATION IMAGERY - RETAIL STOREFRONT

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021

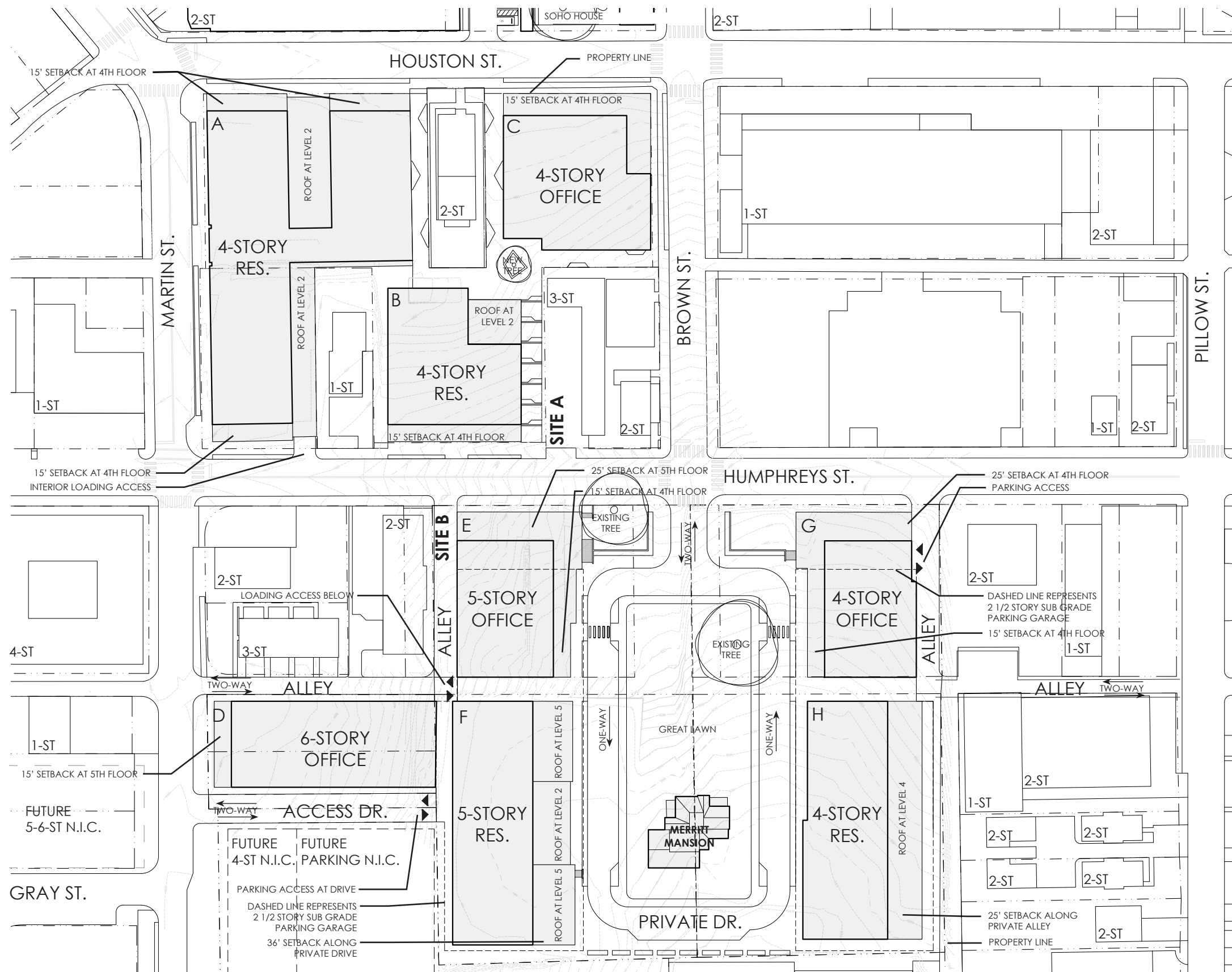




# SITE PLAN

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021





## WEDGEWOOD-HOUSTON PHASE III

**TOTAL SITE AREA: 270,331 GSF**

**SITE A** 90,065 SF Site Area/243,190 SF FAR (2.70)

<b>Building Data (A):</b>	<b>Building Data (B):</b>
4-Story Mixed-Use	4-Story Mixed-Use
134,695 SF GBA	53,290 SF GBA
30,655 SF First Floor Retail	10,440 SF First Floor Retail
97,430 SF Residential	40,750 SF Residential

**Building Data (C):**  
 4-Story Mixed-Use  
 65,275 SF GBA  
 15,040 SF First Floor Retail  
 48,875 SF Office

**SITE B** 180,266 SF Site Area/353,080 SF FAR (1.96)

<b>Building Data (D):</b>	<b>Building Data (E):</b>
6-Story Mixed Use	5-Story Mixed-Use
87,060 SF GBA	60,460 SF GBA
4,000 SF First Floor Retail	10,000 SF First Floor Retail
79,000 SF Office	48,010 SF Office

<b>Building Data (F):</b>	<b>Building Data (G):</b>
5-Story Mixed-Use	4-Story Mixed-Use
96,750 SF GBA	50,870 SF GBA
12,000 SF First Floor Retail	10,000 SF First Floor Retail
76,750 SF Residential	38,020 SF Office

<b>Building Data (H):</b>	<b>Merritt Mansion:</b>
4-Story Mixed-Use	2-Story - Use to be Finalized
78,420 SF GBA	4,500 SF GBA (Existing)
12,000 SF First Floor Retail	Area Excluded from GSF Calc.
63,300 SF Residential	

<b>Subgrade Parking:</b>	<b>Subgrade Parking:</b>
West Garage - 2 1/2 Story	East Garage - 2 Story
99,300 SF	86,200 SF
240 Parking Spaces	210 Parking Spaces

**TOTAL GROSS SF: 800,075 GBA**

### F.A.R SUMMARY:

**SITE A F.A.R.= 243,190 SF (2.70 F.A.R.)**  
**SITE B F.A.R.= 353,080 SF (1.87 F.A.R.)**  
**TOTAL F.A.R.= 596,270 SF (2.21 F.A.R.)**

FAR included here represents height and density shown in the Preliminary SP plan. Reference page 18 District Regulations for proposed maximum FAR, ISR and density regulations within the SP Boundaries.

## SITE PLAN & ZONING ANALYSIS





EXISTING PHOTO



EXISTING VIEW FROM HUMPHREYS ST.



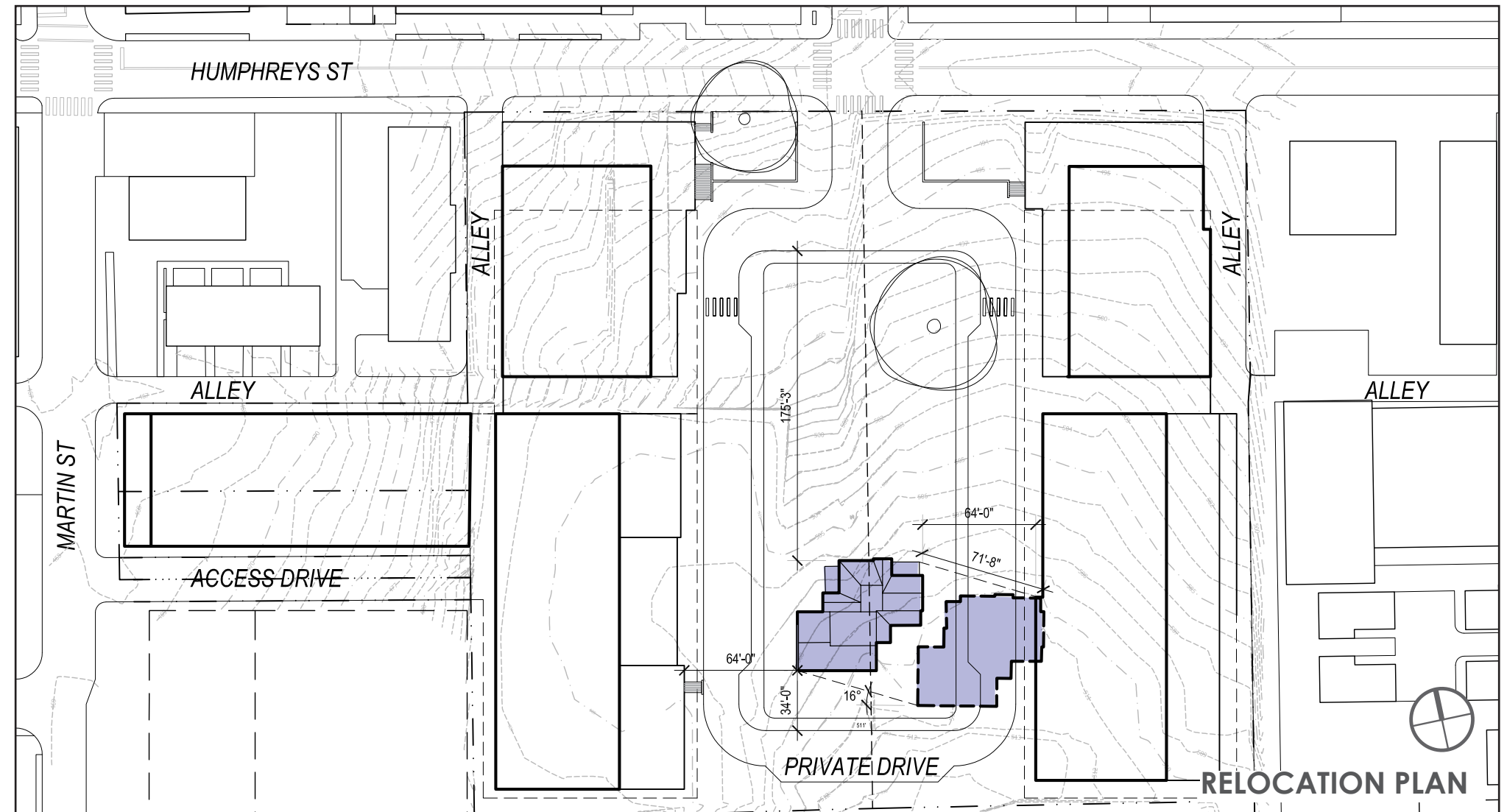
1907 HISTORIC MAP

## MERRITT MANSION

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021

## HISTORY

- ORIGINAL LOG CABIN CONSTRUCTED IN 1799 BY CAPT. JOHN RAINS - ONE OF THE FOUNDERS OF FORT NASHBORO
- RELOCATED TO THE CURRENT PROJECT SITE IN 1840 AND EXPANDED INTO A FEDERAL-STYLE HOME FOR RAINS' DAUGHTER SALLY MERRITT
- MAIN EXISTING STRUCTURE IS A 2-STORY BRICK ITALIANATE EXPANSION TO THE CABIN BUILT IN APPROX. 1870,
- SAVED FROM DEMOLITION IN 2004 AND UNDERWENT SIGNIFICANT RENOVATION IN THE FOLLOWING YEARS.

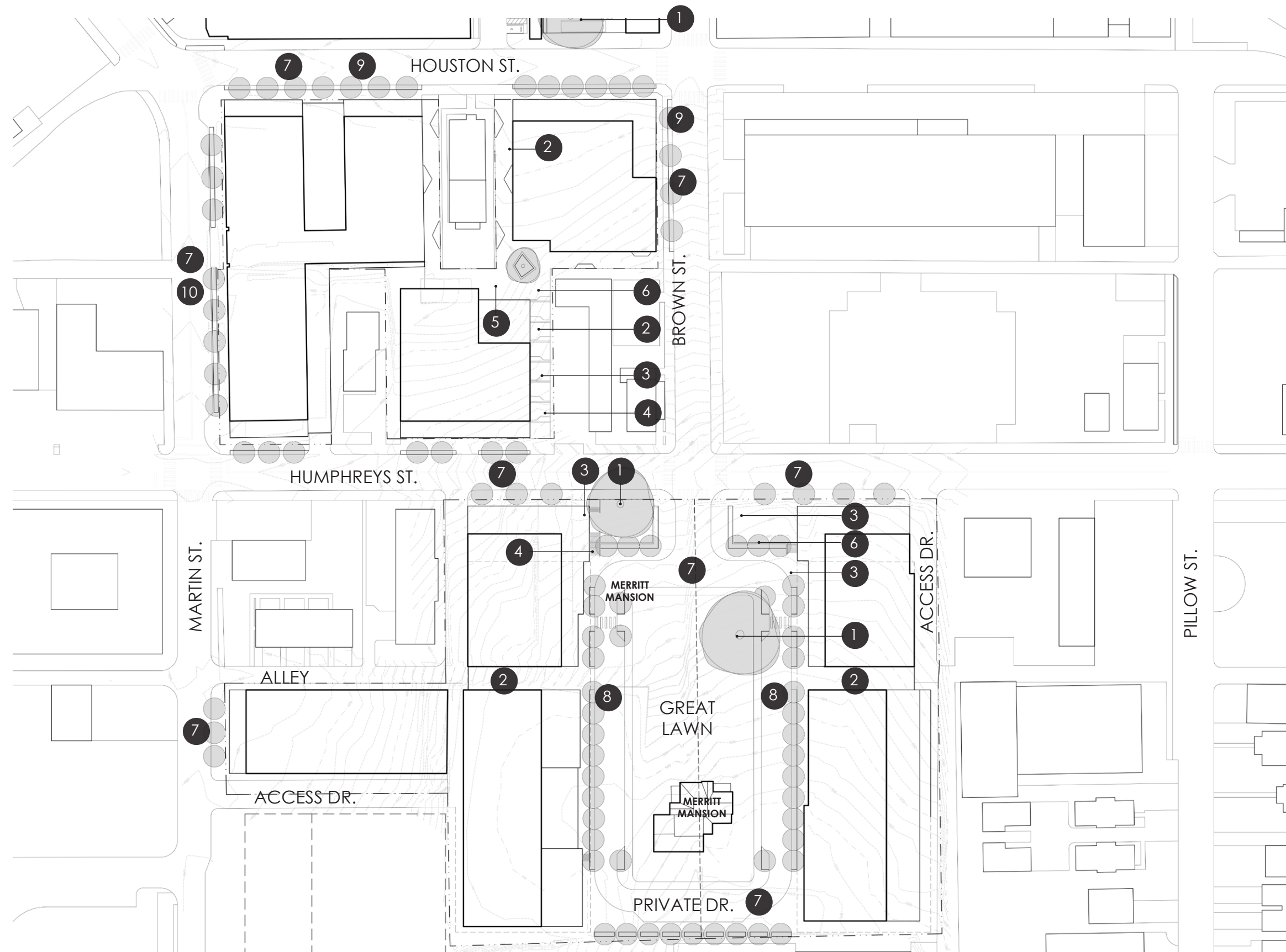


## NATIONAL REGISTER OF HISTORIC PLACES AND PROPOSED RELOCATION

THE DEVELOPMENT TEAM INTENDS TO NOMINATE THE MERRITT MANSION FOR LISTING ON THE NATIONAL PARK SERVICE, NATIONAL REGISTER OF HISTORIC PLACES. UPON PRELIMINARY REVIEW, THE PROPOSED RELOCATION WOULD STILL ALLOW FOR THE LISTING OF THE HISTORIC MANSION. THE MERRITT MANSION IS LISTED AS ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER PER THE CURRENT NASHVILLE METRO ZONING MAP.

THE MANSION IS TO BE RELOCATED IN A SINGLE PIECE AFTER SHORING & BRACING; ESTIMATED TO REQUIRE THE USE OF 100,000 LBS OF STEEL TO ELEVATE STRUCTURE BY W.P.CAMP & SONS STRUCTURAL MOVERS BEFORE HYDRAULICALLY MOVING. BUILDING TO SIT ON NEWLY ENGINEERED FOUNDATION AT PROPOSED LOCATION AND ADDITIONAL STRUCTURAL CONNECTIONS WILL BE INSTALLED TO PROVIDE STRUCTURAL CONTINUITY PRIOR TO RELOCATION.





**LEGEND**

- 1 EXISTING TREES
- 2 PASEO W/ STRING LIGHTS
- 3 SEATING ELEMENTS
- 4 STEPS
- 5 STRING LIGHTS
- 6 PLAZA / DINING / RELAX / GAMES
- 7 NEW STREETSCAPE
- 8 DROP-OFF
- 9 STREET PARKING BOTH SIDES
- 10 NEW STREET PARKING - EAST SIDE

**LANDSCAPE PLAN**

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021



# WEDGEWOOD-HOUSTON & CHESTNUT HILL PLANNING STUDY - INCREASED HEIGHT BACKGROUND

INCREASED HEIGHT OVER 3-4 STORIES MAY BE APPROPRIATE WHEN:

## 1. PROVIDING ACTIVE USES AND ENHANCED STREETSCAPING:

THE PROJECT PROVIDES ACTIVE USE FRONTAGE ALONG NEARLY THE ENTIRETY OF THE PROPOSED BUILDINGS AND INCLUDES NEWLY ESTABLISHED ACTIVE FRONTAGE ALONG PEDESTRIAN WALKWAYS AT THE INTERIOR OF THE PROJECT SITES. OVER 90,000 SQUARE FEET OF GROUND FLOOR RETAIL USE IS INCLUDED IN THE CURRENT DESIGN.

ENHANCED STREETSCAPING WILL BE PROVIDED THROUGHOUT THE ENTIRETY OF THE SITE, INCLUDING STREET TREES, INTERIOR LANDSCAPED PEDESTRIAN WALKWAYS, AND A PEDESTRIAN TOWN SQUARE AT THE SOUTH PORTION OF THE PROJECT. CONSOLIDATION OF THE PARKING IN THE PARKING GARAGE AT THE SOUTH SIDE OF THE SITE PRESERVES EXTENSIVE RETAIL FRONTAGE AND PEDESTRIAN ORIENTED STREETSCAPE THROUGHOUT THE REMAINDER OF THE DEVELOPMENT.

## 2. COMBINED WITH ADAPTIVE REUSE OF OTHER PARTS OF THE SITE.

THE PROJECT INTENDS TO REUSE AND REPURPOSE THE HISTORIC MERRITT MANSION, RELOCATING IT TO THE CENTER OF THE NEW DEVELOPMENT AND ACTIVATING THE BUILDING WITH RETAIL USE. THE PROJECT ALSO INTENDS TO SAVE AND FEATURE TWO EXISTING HERITAGE TREES ON THE SOUTH PORTION OF THE SITE. THE EXISTING MANSION AND TREES WILL BE THE CENTRAL FOCUS OF THE NEW TOWN SQUARE OFF HUMPHREYS.

## 3. ACCOMPANIED BY URBAN INDUSTRIAL USES.

PER THE RESPONSE TO ITEM 1 ABOVE, THE EXTENSIVE RETAIL SPACE PROVIDED AT THE GROUND FLOOR THROUGHOUT THE PROJECT SITE WILL BE DESIGNED TO EASILY ACCOMMODATE CUSTOMER-FACING MAKER AND ARTISAN SPACES CONSISTENT WITH EXISTING DEVELOPMENT IN THE NEIGHBORHOOD.

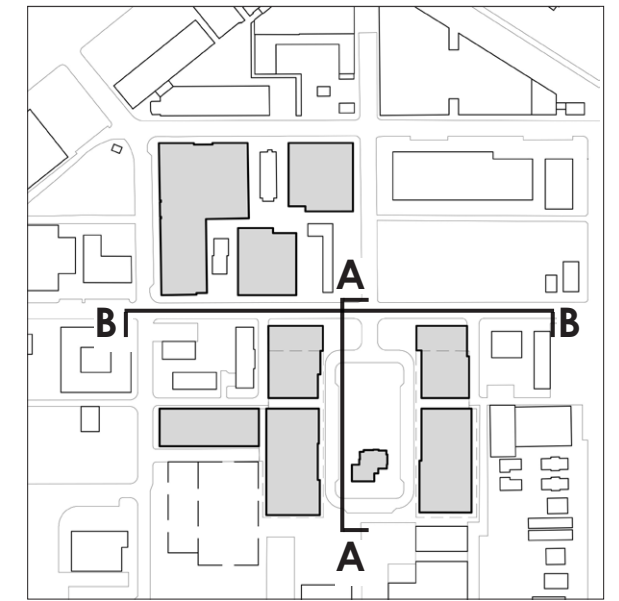
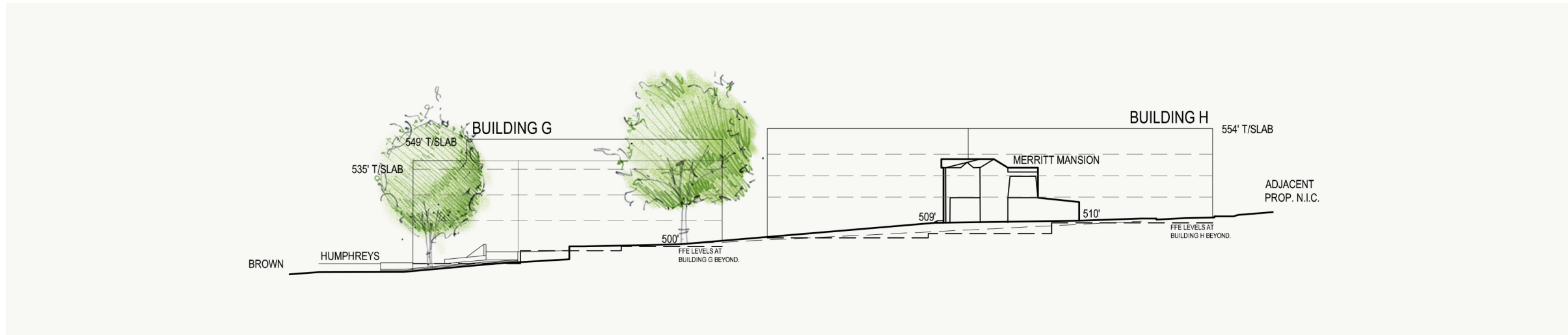
**4. LOCATED IN LOWER LYING AREAS.** PROPOSED 6 STORY BUILDING D IS LOCATED AT LOW ELEVATION ALONG MARTIN ST. 5 STORY BUILDINGS E AND F ARE LOCATED AT THE LOW ELEVATION SIDE OF THE GREAT LAWN SITE AREA WEST OF THE EXISTING MANSION.



 PURPLE HATCHED PLAN AREAS REPRESENT PROPOSED GROUND FLOOR RETAIL USE

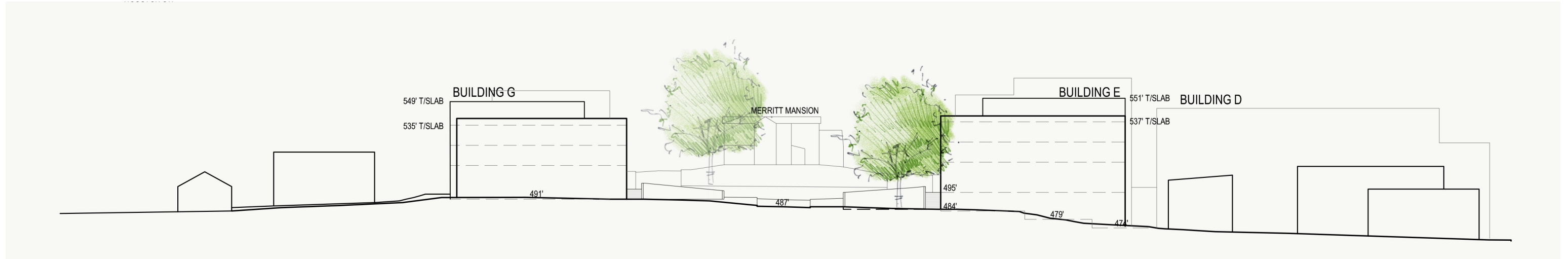
## ACCOMMODATIONS PROVIDED FOR PROPOSED HEIGHT





KEY PLAN

SITE ELEVATION A-A - SOUTH SITE, BROWN ST. LOOKING EAST

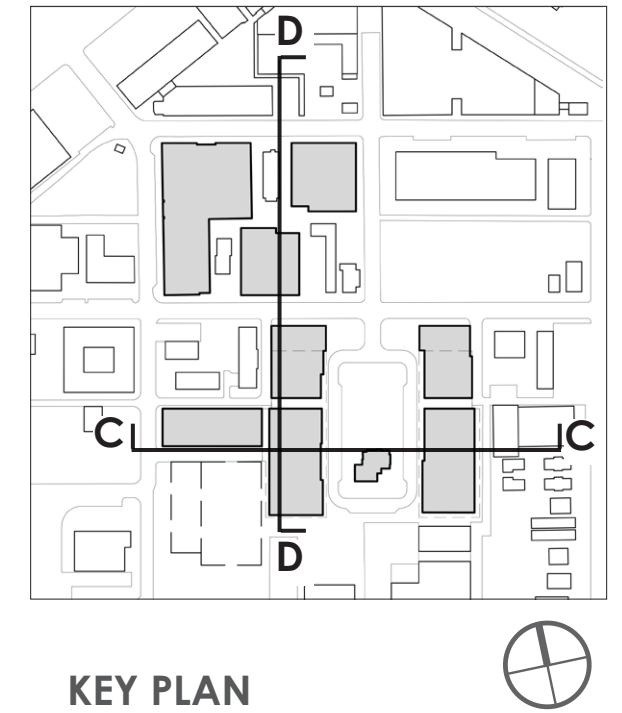
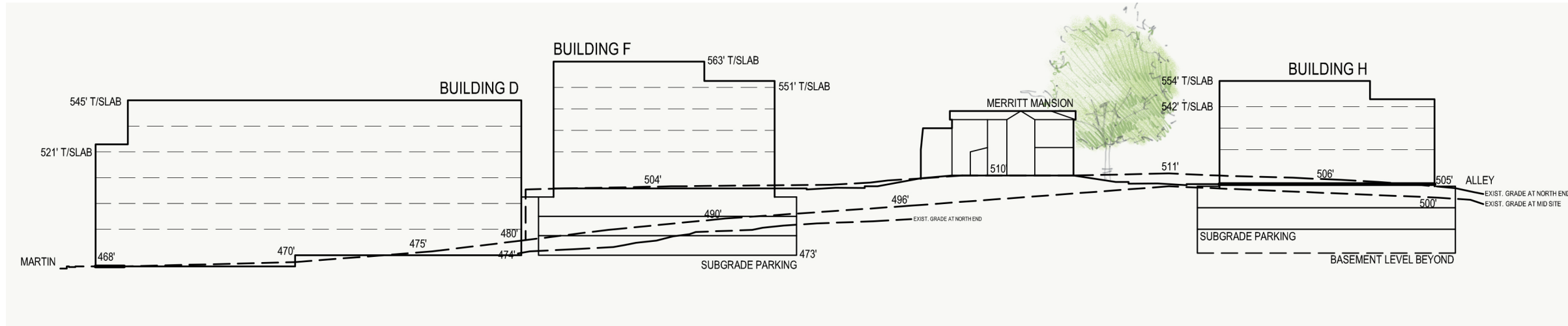


SITE ELEVATION B-B - HUMPHREYS ST. LOOKING SOUTH

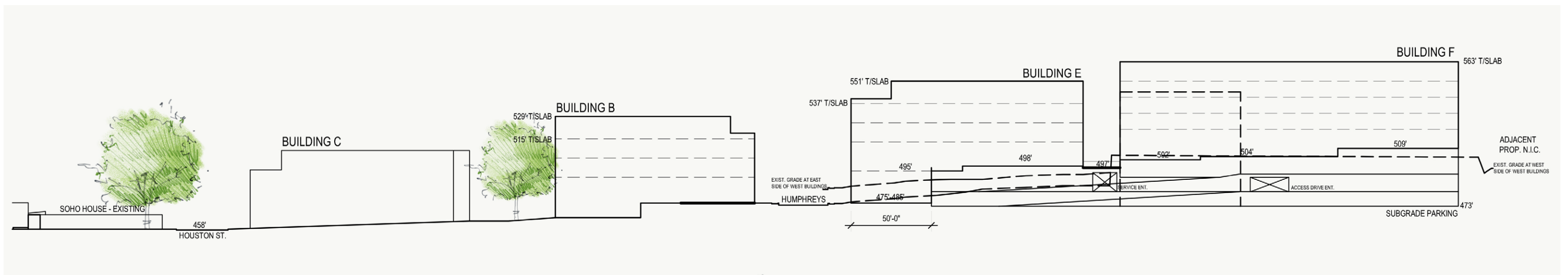
## SITE ELEVATIONS

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021





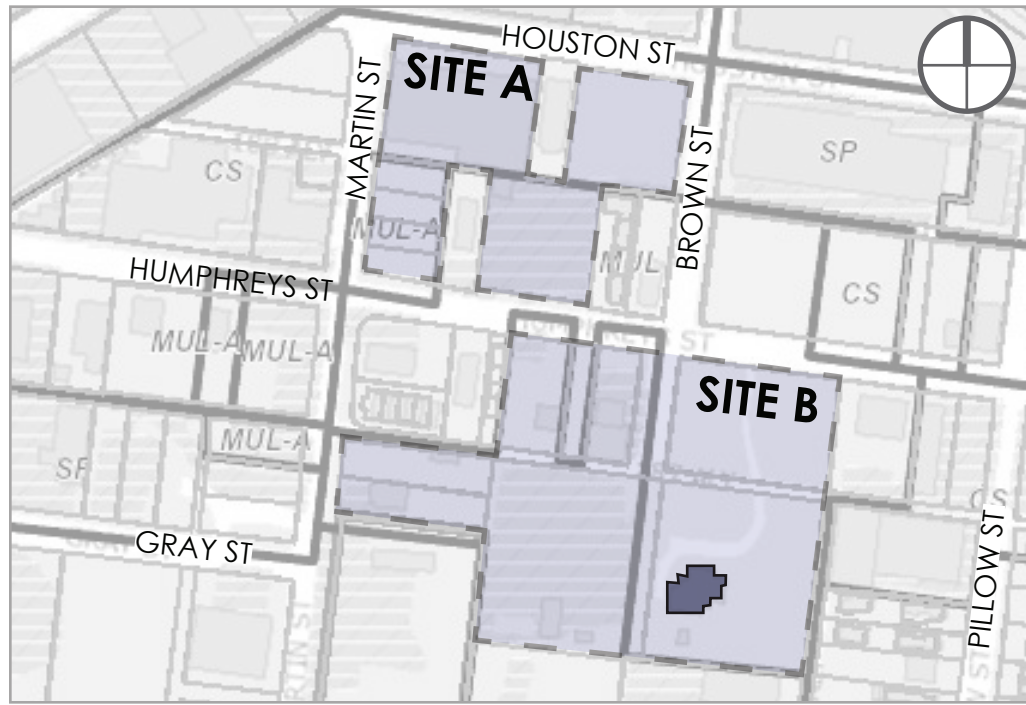
SITE SECTION C-C - LOOKING SOUTH



SITE SECTION D-D - LOOKING EAST

## SITE SECTIONS





## CURRENT ZONING

CS Commercial Service  
 MUL-A Mixed Use Limited Alternative  
 IWD Industrial Warehousing/Distribution

## PROPOSED FALLBACK ZONING

MUL-A-NS Mixed Use Limited Alternative

**Purpose Statement:** The purpose of this SP is to Rezone 13 parcels totaling 6.31 acres from CS, MUL-A & IWD to SP to allow for mixed-use development.

Unless otherwise specifically noted on this SP plan and/or included as a condition of Commission or Council approval, all development standards, regulations, and requirements of the MUL-A-NS zoning district as of the date of the applicable request or application shall apply to the properties contained in this SP.

## MODIFICATIONS TO THE SP

Minor modifications to the SP Plan may be approved by the Planning Commission or its designee based on 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 exacting ordinance, or add vehicular access points not currently present or approved.

## DISTRICT REGULATIONS

**Maximum FAR = 2.5** (Site A And Site B Areas Combined)

- Residential area is to be Included as Floor Area within the SP Boundary.
- Structured parking shall not be counted as Floor Area for the purpose of calculating FAR.
- Reuse of the existing Merritt Mansion shall not be counted as Floor Area for the purpose of calculating FAR.

**Maximum ISR = .90**

**Maximum Height =** Stories, Building Elevations And Setbacks Per SP Proposal Site Plan, Elevations And Sections (For Sites A And B).

**Residential Uses =** 70 Units per acre based on cumulative acreage of land within the SP.

- 70 units x 6.13 acres = 429 Units Maximum

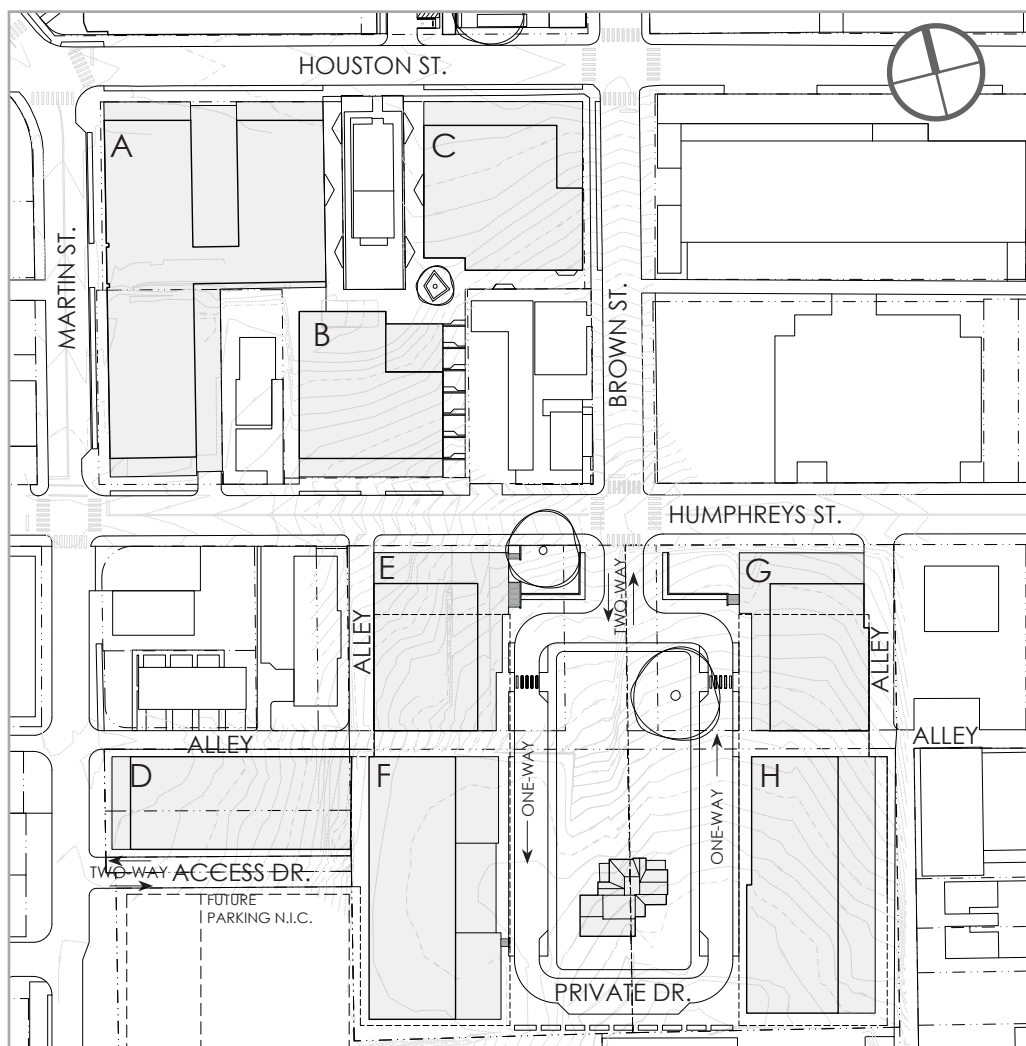
**Build To Zone =** 0 To 15 Feet.

**Side And Rear Setback =** 0 Feet, Per SP Proposal.

**Permitted Uses =** Reference Permit Use Tables On The Following Pages.

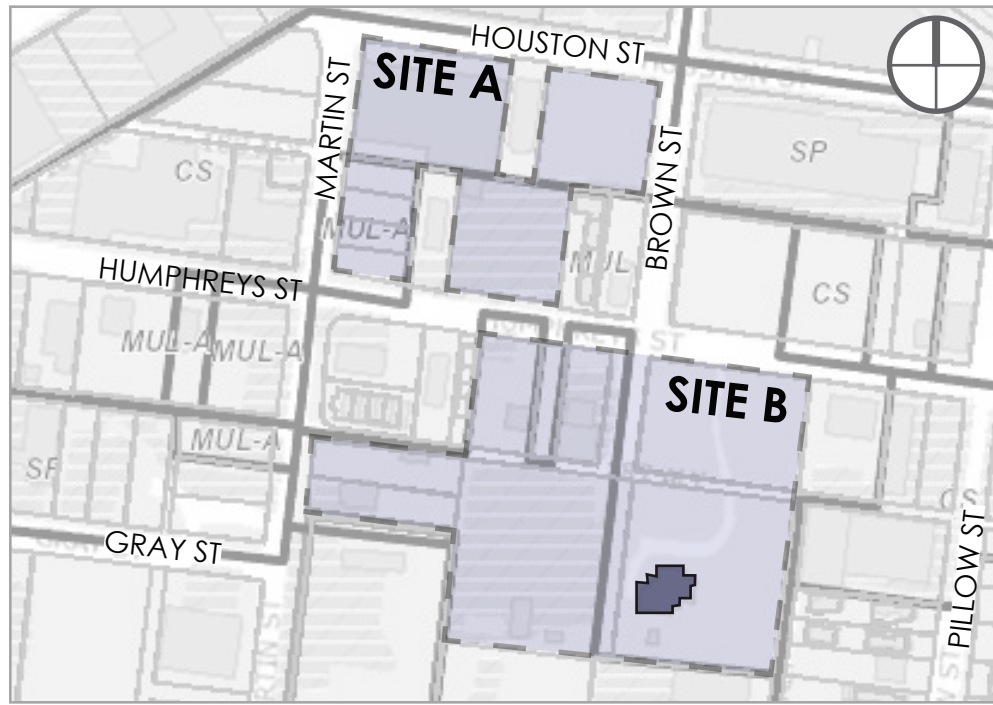
All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

Reference Civil Plan & Site Utilities sheets within the Preliminary SP submittal for additional notes.



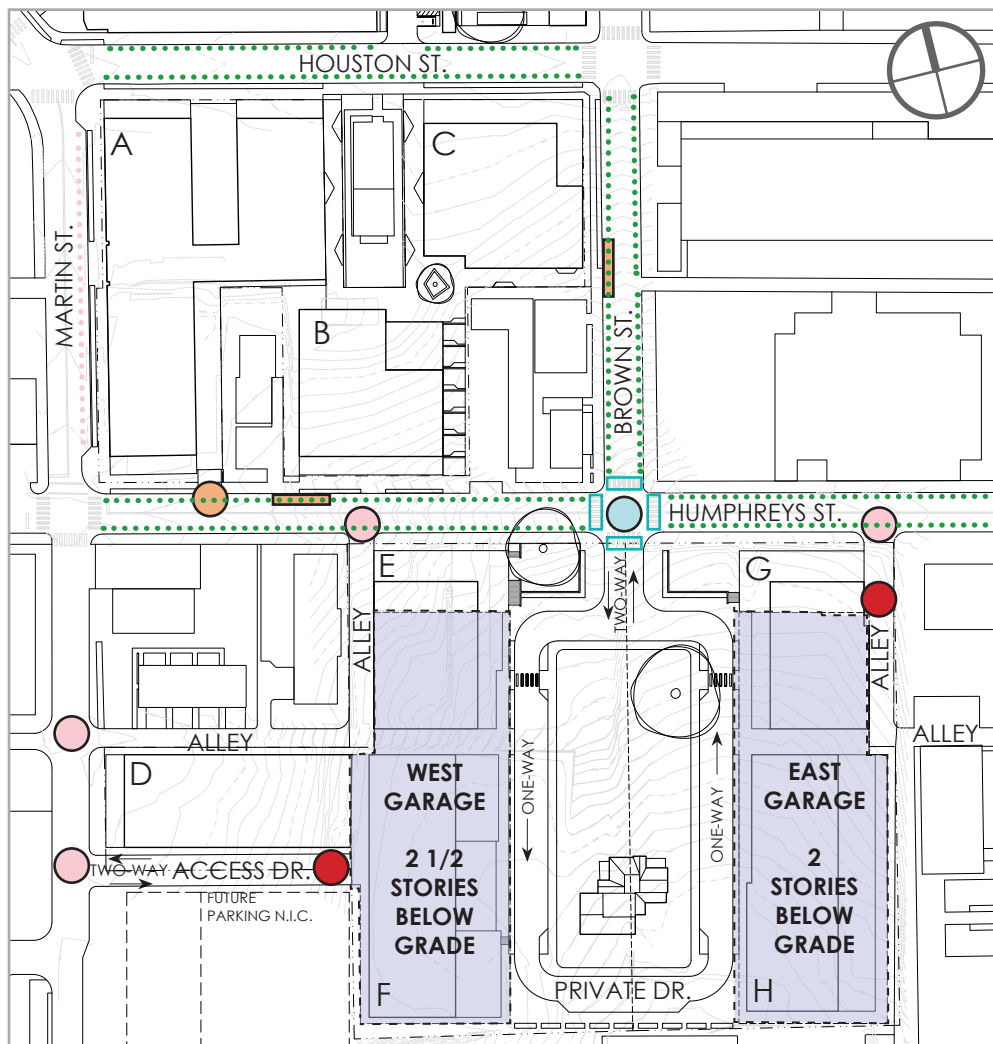
## SITE ZONING & REGULATIONS





## ARCHITECTURAL STANDARDS

1. The architectural design of the buildings within the SP development sites is to be consistent with these standards as well as the general fabric and development pattern of the existing Wedgewood Houston neighborhood. Larger massings within the development are to be articulated at a scale in character with the neighborhood. Architectural design of buildings within the SP boundaries is subject to a design consultation with Planning Staff prior to Final SP approval.
2. Buildings shall provide a functional entry onto the street/sidewalk network or other public open space at frequent intervals to promote activity at the street level. All buildings shall have at least one pedestrian entrance on the Principal Building Frontage. This entrance may be access to a lobby shared by individual tenants. Corner entrances are appropriate for corner lots.
3. For new building frontage, a significant portion of the street level facade (ie doors and windows) shall be transparent to provide visual interest and pedestrian access. At ground floor locations along street frontage, minimum 40% glazing is required from grade to 14 ft. On corner buildings, glazing shall address both street frontages.
4. Masonry and metal materials were primarily used in the historic construction of the neighborhood and should continue to be prominent in new development work within the SP. Contemporary materials may be used if they possess characteristics similar in scale, design, finish, texture, durability and detailing to historic materials.
5. Door and window openings in masonry facades should be recessed (2" minimum) rather than flush with the rest of the wall.
6. Large expanses of featureless materials are not appropriate. For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in material and color may be used to achieve this massing standard.
7. Vinyl siding, EIFS and untreated wood shall not be permitted. Tinted glass or colored glass may not be used for windows.
8. Refuse collection, recycling and ground level mechanical equipment shall be fully screened from public view by the combination of fences, walls and landscaping.
9. Roof-top equipment, skylights and roof penetrations located on or attached to the roof shall be located as to minimize their visibility from the street. Typically screening does not meet the requirement for "minimal visibility".



## ACCESS & PARKING STANDARDS

10. Site access to be provided per SP plan, civil plans and the site access diagram.
11. Loading for Site B to occur off alleys and access drives as shown in the plan.
12. Minimum 450 shared parking spaces to be provided amongst the SP sites. Parking garage use is to be shared and available for public use as required for the occupancies provided within the SP development.
13. Bicycle parking per zoning code 17.20.135.

### SITE ACCESS AND PARKING DIAGRAM LEGEND

- VEHICULAR SITE ENTRY/EXIT WITH STOP SIGN FOR EGRESS. HUMPHREYS ST. CROSS TRAFFIC DOES NOT STOP (TWO WAY)
- VEHICULAR SITE ENTRY/EXIT WITH STOP SIGN FOR EGRESS. MARTIN ST. CROSS TRAFFIC DOES NOT STOP (TWO WAY)
- PARKING GARAGE ENTRY/EXIT (TWO WAY)
- LOADING ENTRANCE TO OFF STREET LOADING
- BELOW GRADE PARKING GARAGE EXTENT
- NEW ON STREET PARKING
- NEW PEDESTRIAN CROSSWALKS AT HUMPHREYS ST. AND BROWN ST.
- STRIPED LOADING ZONE FOR BUILDINGS B AND C

\*EXISTING ON STREET PARKING ADJACENT TO THE SP SITES TO BE SIGNED OR DEDICATED FOR PROPOSED CURB CUTS, LOADING AND FIRE DEPARTMENT ACCESS AS REQUIRED.

## SITE ZONING & REGULATIONS



	SITE A ALLOWED	SITE A PROHIBITED	SITE B ALLOWED	SITE B PROHIBITED
<b>RESIDENTIAL USES</b>				
Single-family	Y		Y	
Two-family	Y		Y	
Multi-family	Y		Y	
Elderly housing	Y		Y	
Mobile home dwelling		X		X
Accessory apartment		X		X
Accessory dwelling, detached		X		X
Boarding house	Y		Y	
Consignment sale	Y		Y	
Domesticated hens		X		X
Garage sale	Y		Y	
Historic bed and breakfast homestay		X		X
Historic home events	Y		Y	
Home occupation	Y		Y	
Rural bed and breakfast homestay		X		X
Security residence		X		X
Short term rental property (STRP) Owner occupied		X		X

<b>INSTITUTIONAL USES</b>				
Correctional facility		X		X
Cultural center	Y		Y	
Day care center (Up to 75)	Y		Y	
Day care center (Over 75)	Y		Y	
Day care home		X		X
Day care—Parent's day out	Y		Y	
School day care	Y		Y	
Monastery or convent	Y		Y	
Orphanage	Y		Y	
Religious institution	Y		Y	

<b>EDUCATIONAL USES</b>				
Business school	Y		Y	
College or university		X		X
Community education	Y		Y	
Dormitory	Y		Y	
Fraternity/sorority house		X		X

	SITE A ALLOWED	SITE A PROHIBITED	SITE B ALLOWED	SITE B PROHIBITED
<b>OFFICE USES</b>				
Alternative financial services	Y		Y	
Financial institution	Y		Y	
General office	Y		Y	
Leasing/sales office	Y		Y	

<b>MEDICAL USES</b>				
Animal hospital		X		X
Assisted-care living	Y		Y	
Hospice	Y		Y	
Hospital		X		X
Medical appliance sales	Y		Y	
Medical office	Y		Y	
Medical or scientific lab	Y		Y	
Nonresidential drug treatment facility		X		X
Nursing home	Y		Y	
Outpatient clinic	Y		Y	
Rehabilitation services	Y		Y	
Residence for handicapped, more than eight individuals	Y		Y	
Veterinarian	Y		Y	

<b>COMMUNICATION USES</b>				
Amateur radio antenna	Y		Y	
Audio/video tape transfer	Y		Y	
Communications hut	Y		Y	
Multi-media production	Y		Y	
Printing and publishing	Y		Y	
Radio/TV studio	Y		Y	
Satellite dish	Y		Y	
Telecommunication facility	Y		Y	

	SITE A ALLOWED	SITE A PROHIBITED	SITE B ALLOWED	SITE B PROHIBITED
<b>COMMERCIAL USES</b>				
Animal boarding facility	Y		Y	
ATM	Y		Y	
Auction house	Y		Y	
Automobile convenience	Y		Y	
Automobile parking	Y		Y	
Automobile repair		X		X
Automobile sales, new		X		X
Automobile sales, used		X		X
Automobile service		X		X
Bar or nightclub	Y		Y	
Bed and breakfast inn	Y		Y	
Beer and cigarette market	Y		Y	
Boat storage		X		X
Business service	Y		Y	
Carpet cleaning		X		X
Car wash	Y		Y	
Community gardening (commercial)	Y		Y	
Community gardening (noncommercial)	Y		Y	
Custom assembly	Y		Y	
Donation center, drop-off	Y		Y	
Flea market	Y		Y	
Funeral home	Y		Y	
Furniture store	Y		Y	
Grocery store	Y		Y	
Home improvement sales	Y		Y	
Hotel/motel	Y		Y	
Inventory stock		X		X
Kennel/stable	Y		Y	
Laundry plants		X		X
Liquor sales		X		X
Major appliance repair		X		X
Mobile storage unit		X		X
Mobile vendor		X		X
Nano brewery	Y		Y	
Personal care services	Y		Y	
Restaurant, fast-food	Y		Y	
Restaurant, full-service	Y		Y	
Restaurant, take-out	Y		Y	
Retail	Y		Y	
Self-service storage		X		X
Short term rental property (STRP)—Not owner occupied		X		X
Vehicular rental/leasing		X		X
Vehicular sales and service, limited		X		X
Wrecker service		X		X

## PERMITTED USE TABLES



	SITE A ALLOWED	SITE A PROHIBITED	SITE B ALLOWED	SITE B PROHIBITED
<b>INDUSTRIAL USES</b>				
Artisan distillery	Y		Y	
Asphalt plant		X		X
Building contractor supply		X		X
Compressor station		X		X
Concrete plant		X		X
Distributive business/wholesale	Y		Y	
Fuel storage		X		X
Heavy equipment, sales and service		X		X
Hazardous operation		X		X
Manufacturing, Artisan	Y		Y	
Manufacturing, heavy		X		X
Manufacturing, medium		X		X
Manufacturing, light		X		X
Microbrewery	Y		Y	
Research service		X		X
Scrap operation		X		X
Tank farm		X		X
Tasting room	Y		Y	
Warehouse	Y		Y	

<b>TRANSPORTATION USES</b>				
Airport, medium or large commercial service		X		X
Airport/heliport		X		X
Boat dock (commercial)		X		X
Bus station/landport		X		X
Bus transfer station		X		X
Commuter rail		X		X
Helistop		X		X
Motor freight		X		X
Park and ride lot		X		X
Railroad station		X		X
Railroad yard		X		X
Water taxi station		X		X

	SITE A ALLOWED	SITE A PROHIBITED	SITE B ALLOWED	SITE B PROHIBITED
<b>UTILITY USES</b>				
Power/gas substation		X		X
Power plant		X		X
Reservoir/water tank	Y		Y	
Safety services	Y		Y	
Waste water treatment		X		X
Water/sewer pump station	Y		Y	
Water treatment plant		X		X
Wind energy facility (small)	Y		Y	
Wind energy facility (utility)		X		X

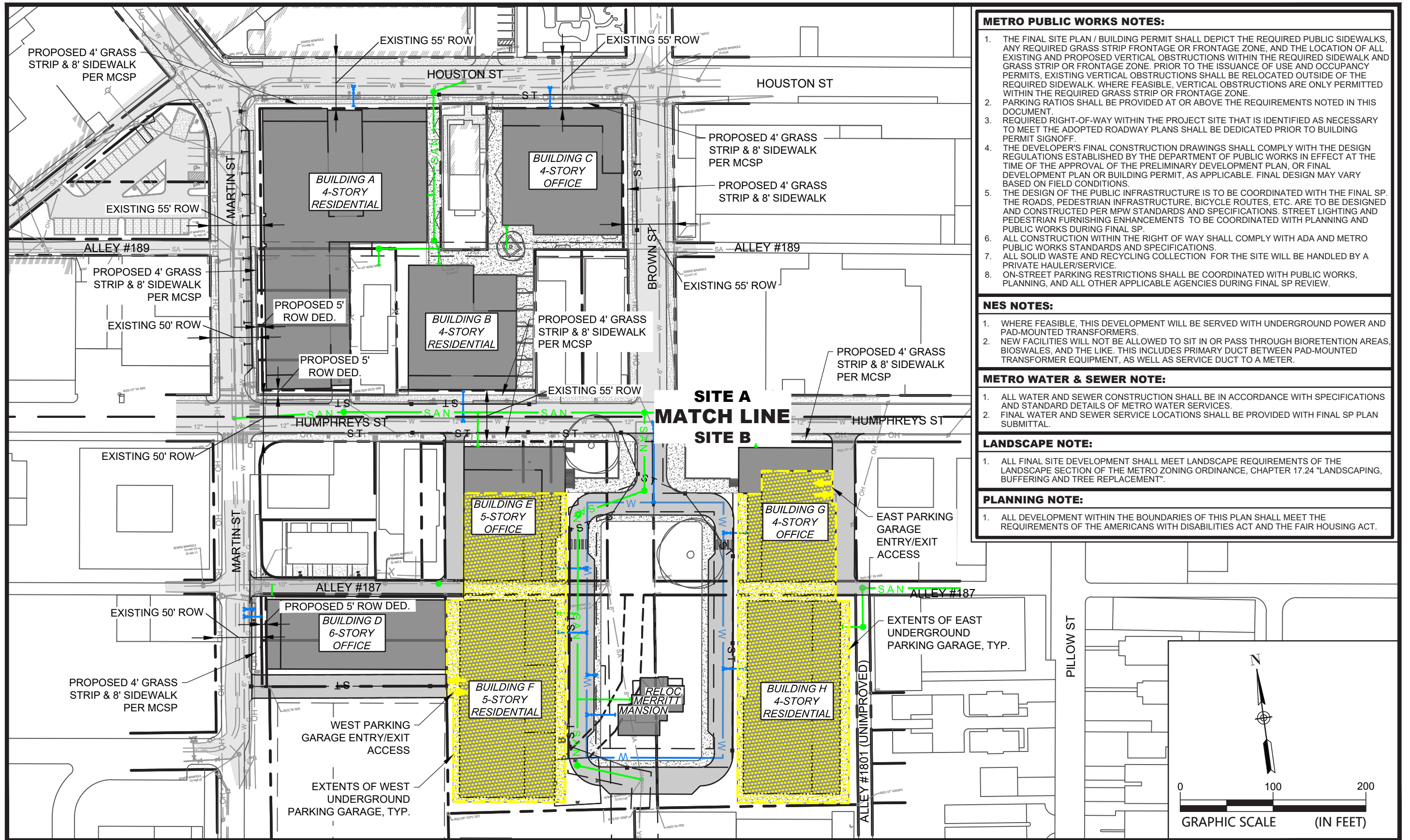
<b>WASTE MANAGEMENT USES</b>				
Collection center		X		X
Construction/demolition landfill		X		X
Construction/demolition waste processing (project specific)		X		X
Medical waste		X		X
Recycling collection center		X		X
Recycling facility		X		X
Sanitary landfill		X		X
Waste transfer		X		X

	SITE A ALLOWED	SITE A PROHIBITED	SITE B ALLOWED	SITE B PROHIBITED
<b>RECREATION &amp; ENTERTAINMENT USES</b>				
Adult entertainment		X		X
After hours establishment		X		X
Camp		X		X
Club	Y		Y	
Commercial amusement (inside)	Y		Y	
Commercial amusement (outside)	Y		Y	
Country club		X		X
Drive-in movie		X		X
Driving range	Y		Y	
Fairground		X		X
Golf course	Y		Y	
Greenway	Y		Y	
Park	Y		Y	
Racetrack		X		X
Recreation center	Y		Y	
Rehearsal hall	Y		Y	
Sex club		X		X
Small outdoor music event	Y		Y	
Stadium arena/convention center		X		X
Temporary festival		X		X
Theater	Y		Y	
Theatre		X		X
Zoo		X		X

<b>OTHER USES</b>				
Agricultural activity		X		X
Cemetery		X		X
Domestic animals/wildlife		X		X
Mineral extraction		X		X
On-site agricultural sales		X		X
Pond/lake	Y		Y	

## PERMITTED USE TABLES

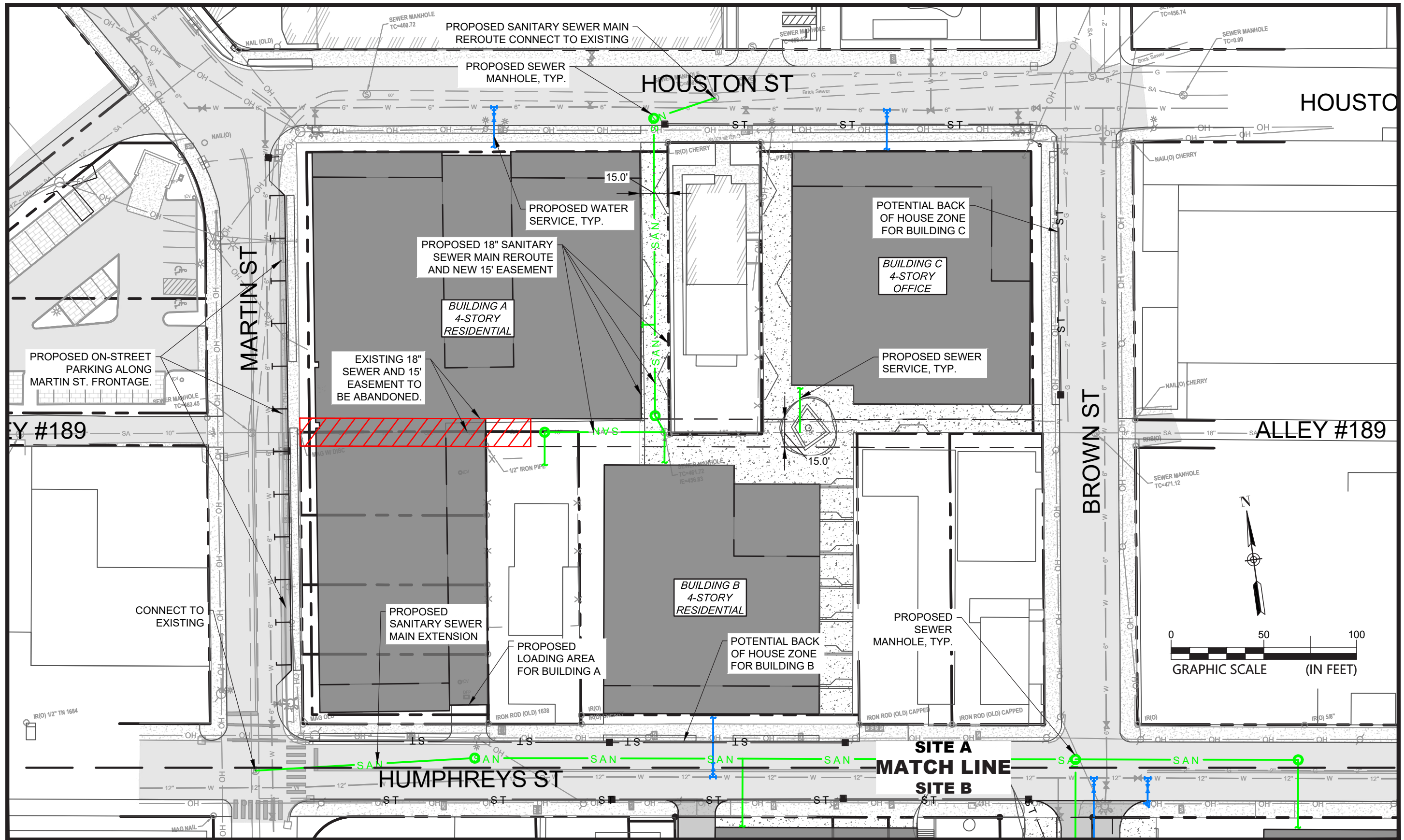




- METRO PUBLIC WORKS NOTES:**
1. THE FINAL SITE PLAN / BUILDING PERMIT SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP FRONTAGE OR FRONTAGE ZONE, AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK, WHERE FEASIBLE. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
  2. PARKING RATIOS SHALL BE PROVIDED AT OR ABOVE THE REQUIREMENTS NOTED IN THIS DOCUMENT.
  3. REQUIRED RIGHT-OF-WAY WITHIN THE PROJECT SITE THAT IS IDENTIFIED AS NECESSARY TO MEET THE ADOPTED ROADWAY PLANS SHALL BE DEDICATED PRIOR TO BUILDING PERMIT SIGNOFF.
  4. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN, OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
  5. THE DESIGN OF THE PUBLIC INFRASTRUCTURE IS TO BE COORDINATED WITH THE FINAL SP. THE ROADS, PEDESTRIAN INFRASTRUCTURE, BICYCLE ROUTES, ETC. ARE TO BE DESIGNED AND CONSTRUCTED PER MPW STANDARDS AND SPECIFICATIONS. STREET LIGHTING AND PEDESTRIAN FURNISHING ENHANCEMENTS TO BE COORDINATED WITH PLANNING AND PUBLIC WORKS DURING FINAL SP.
  6. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
  7. ALL SOLID WASTE AND RECYCLING COLLECTION FOR THE SITE WILL BE HANDLED BY A PRIVATE HAULER/SERVICE.
  8. ON-STREET PARKING RESTRICTIONS SHALL BE COORDINATED WITH PUBLIC WORKS, PLANNING, AND ALL OTHER APPLICABLE AGENCIES DURING FINAL SP REVIEW.
- NES NOTES:**
1. WHERE FEASIBLE, THIS DEVELOPMENT WILL BE SERVED WITH UNDERGROUND POWER AND PAD-MOUNTED TRANSFORMERS.
  2. NEW FACILITIES WILL NOT BE ALLOWED TO SIT IN OR PASS THROUGH BIORETENTION AREAS, BIOSWALES, AND THE LIKE. THIS INCLUDES PRIMARY DUCT BETWEEN PAD-MOUNTED TRANSFORMER EQUIPMENT, AS WELL AS SERVICE DUCT TO A METER.
- METRO WATER & SEWER NOTE:**
1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.
  2. FINAL WATER AND SEWER SERVICE LOCATIONS SHALL BE PROVIDED WITH FINAL SP PLAN SUBMITTAL.
- LANDSCAPE NOTE:**
1. ALL FINAL SITE DEVELOPMENT SHALL MEET LANDSCAPE REQUIREMENTS OF THE LANDSCAPE SECTION OF THE METRO ZONING ORDINANCE, CHAPTER 17.24 "LANDSCAPING, BUFFERING AND TREE REPLACEMENT".
- PLANNING NOTE:**
1. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.

# CIVIL PLAN & SITE UTILITIES

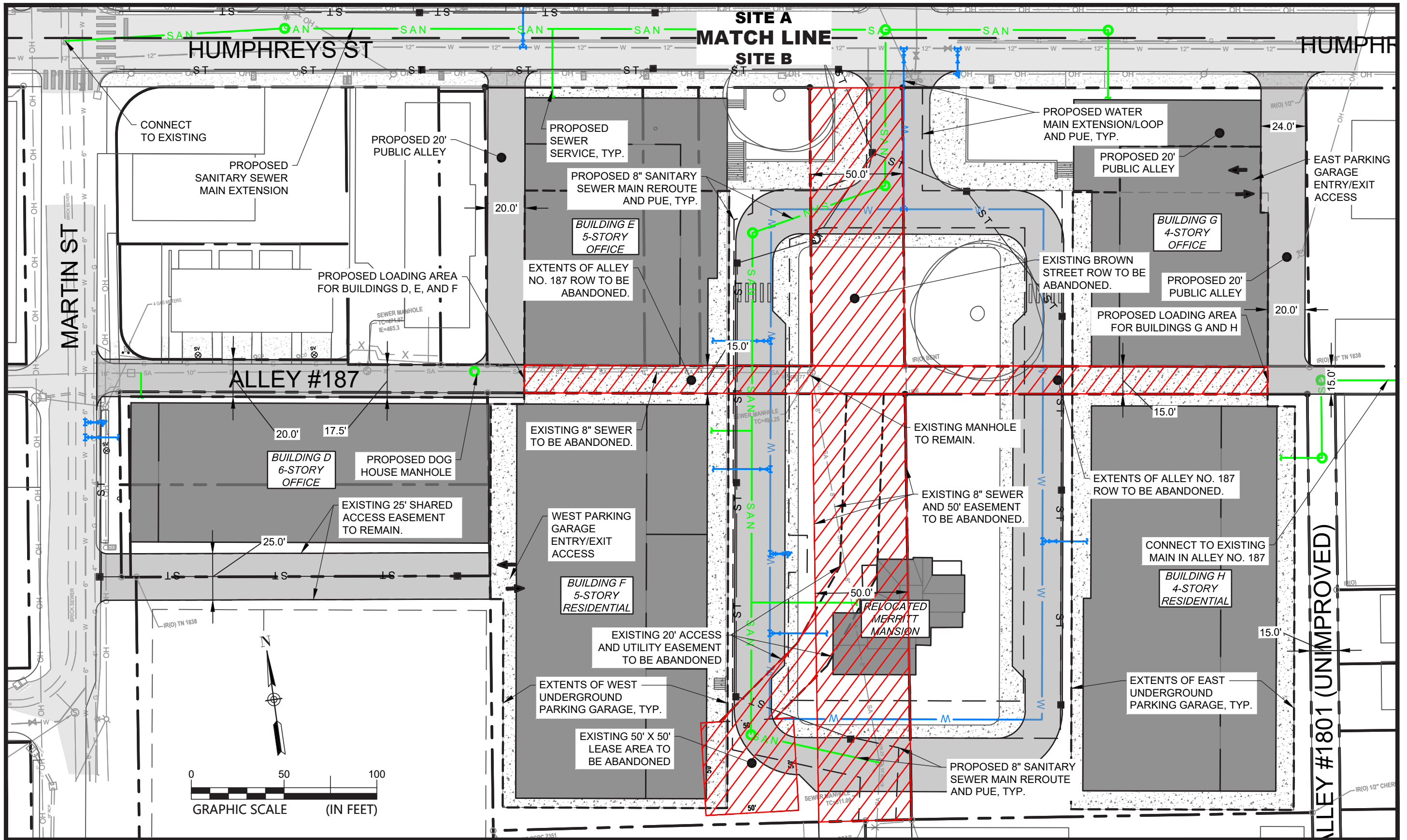




# CIVIL PLAN & SITE UTILITIES - SITE A

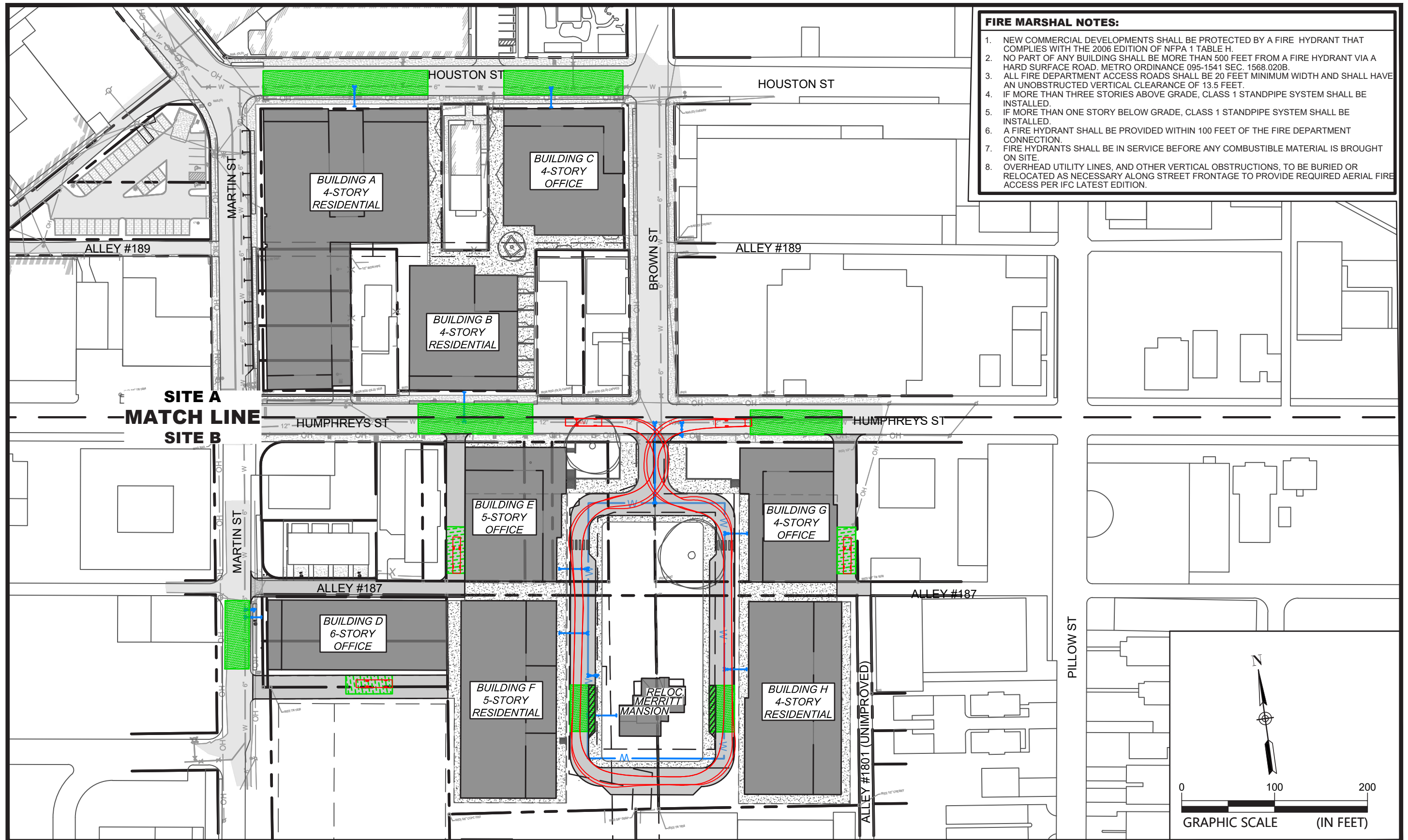
WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021





CIVIL PLAN & SITE UTILITIES - SITE B

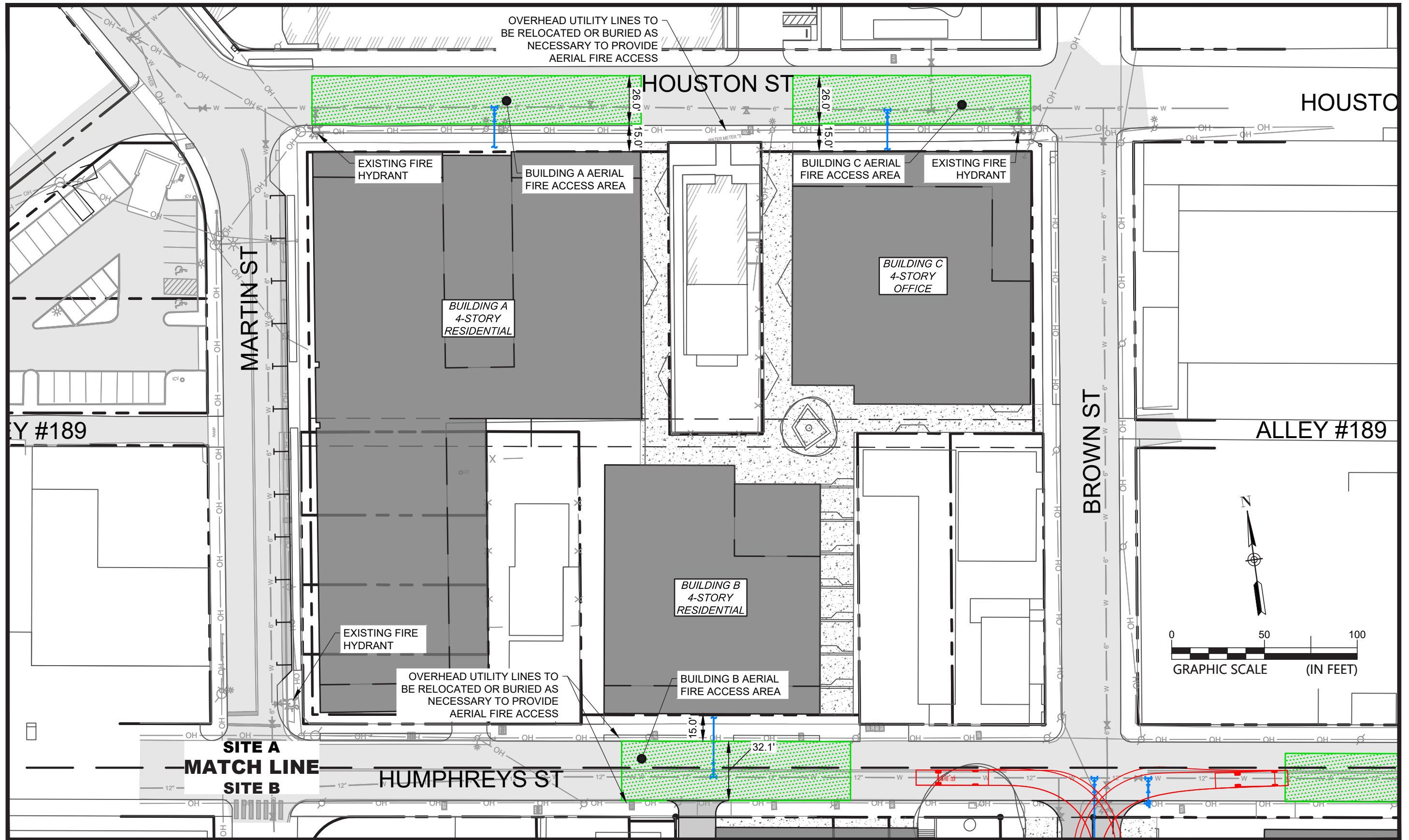




# FIRE ACCESS PLAN

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021

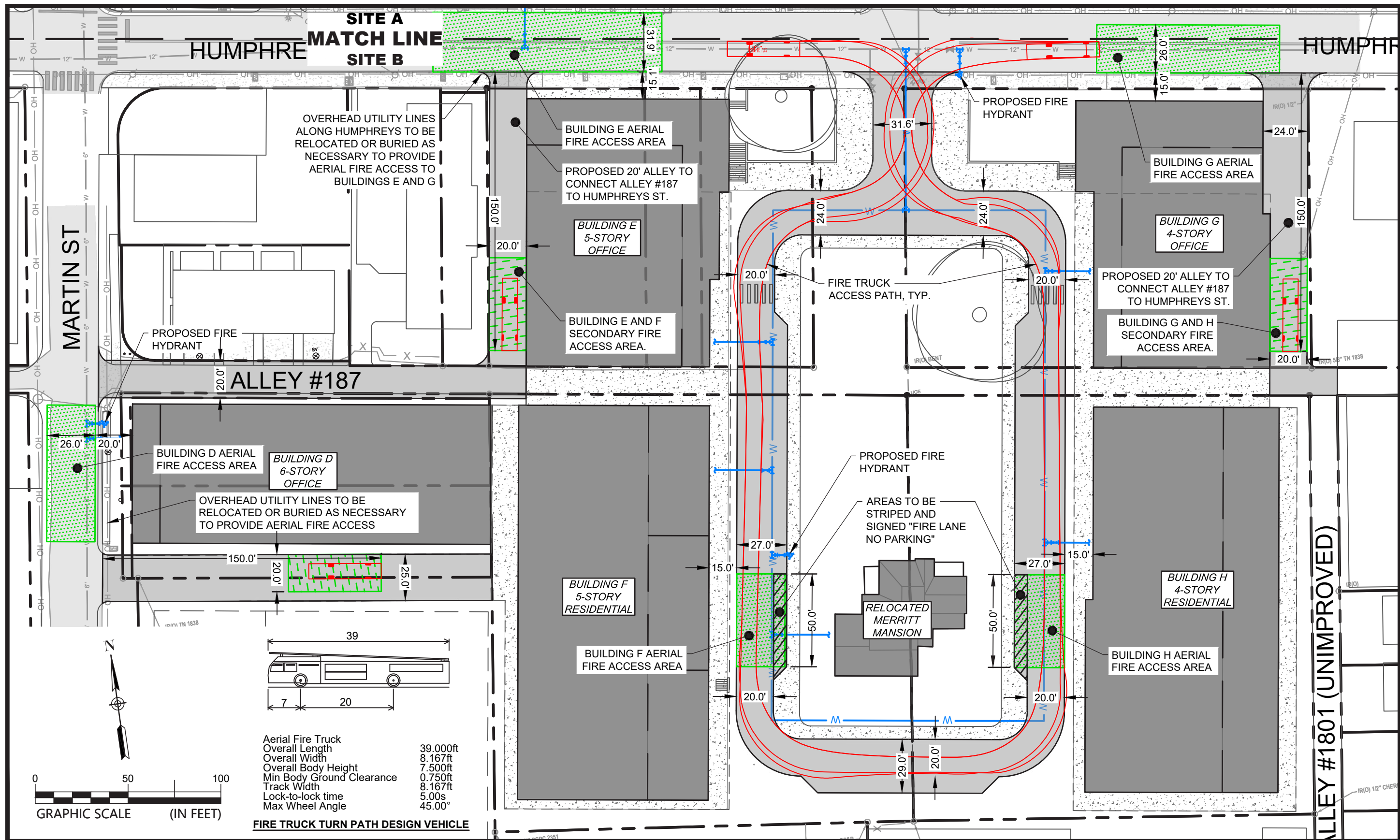




FIRE ACCESS PLAN - SITE A

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021

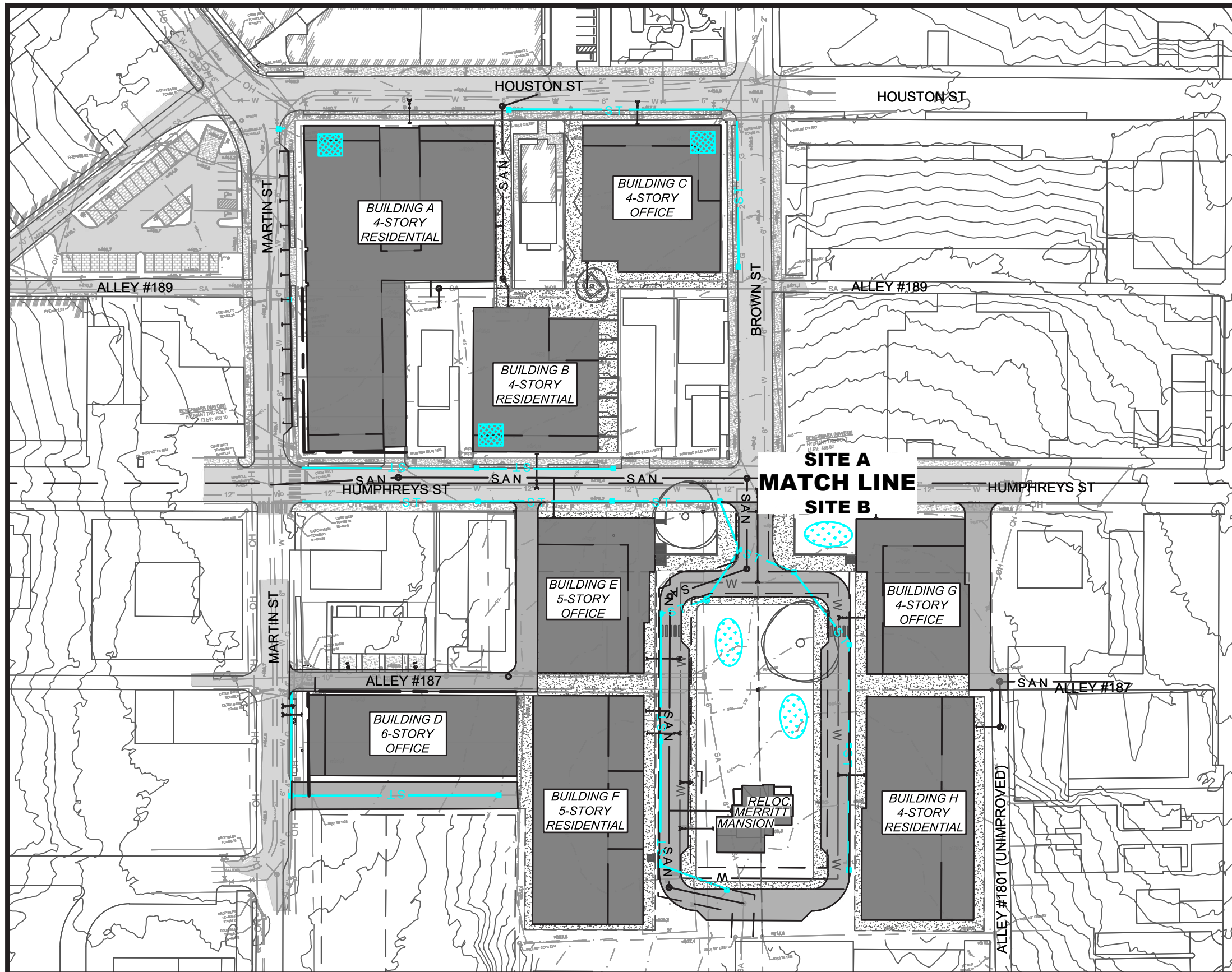




# FIRE ACCESS PLAN - SITE B

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021





**GENERAL STORMWATER NOTES:**

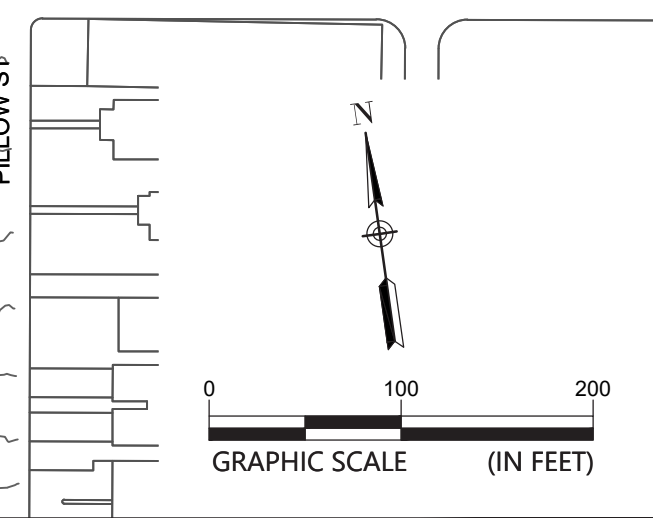
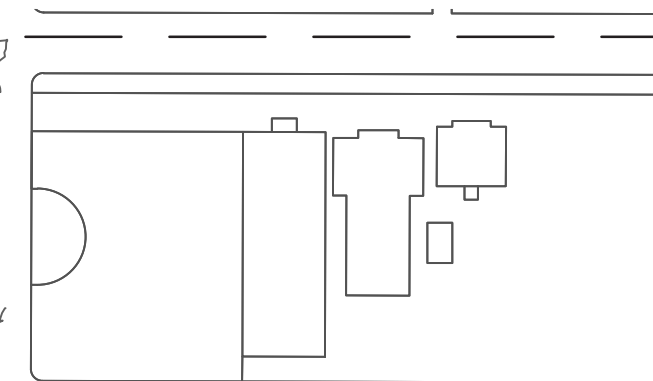
1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL DESIGN AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. DRIVEWAY CULVERTS TO BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" RCP).
4. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
5. STORMWATER POLLUTION PREVENTION STANDARDS AND EROSION CONTROL PLANS SHALL BE PROVIDED FOR FINAL SP SUBMITTAL.

**STORMWATER TREATMENT NOTES:**

1. SPECIFIC STORMWATER STORAGE AND TREATMENT MEASURES SHALL BE PROVIDED DURING FINAL SP SUBMITTAL AND GRADING PERMIT REVIEW.
2. ALL PROPOSED STORMWATER MANAGEMENT PRACTICES SHALL CONFORM TO THE LATEST VERSION OF THE METRO STORMWATER MANAGEMENT MANUAL AT TIME OF APPLICATION. COMMON PRACTICES INCLUDE LOW IMPACT DEVELOPMENT (LID) DESIGN, PROPRIETARY WATER QUALITY DEVICES, AND AN IN-LIEU FEE PAYMENT IN PLACE OF TREATMENT.

**FEMA NOTE:**

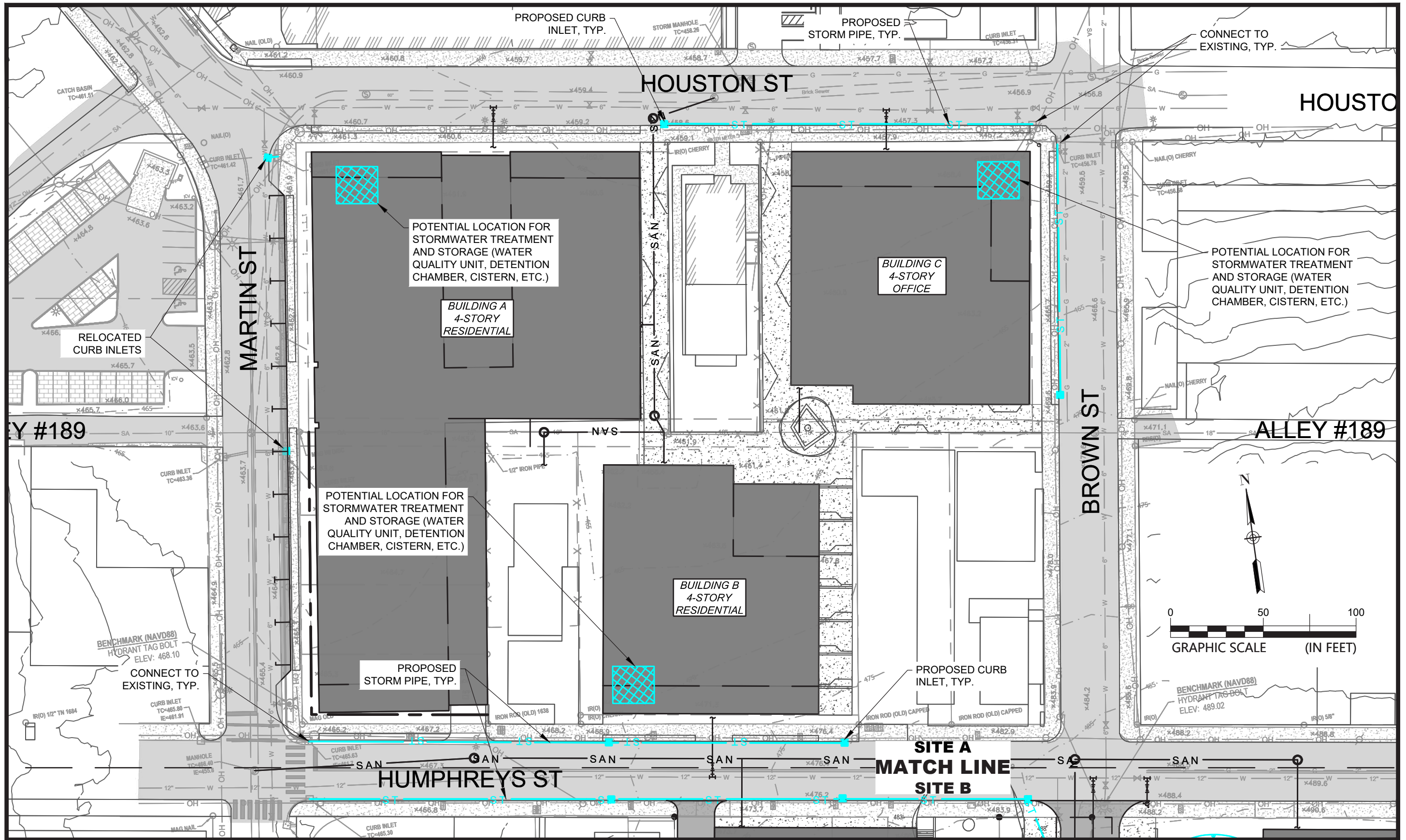
1. THIS PROPERTY IS NOT LOCATED IN AN AREA OF FLOOD HAZARD OR SPECIAL FLOOD HAZARD ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 47037C0244H, EFFECTIVE APRIL 5, 2017.



**CIVIL STORMWATER & GRADING PLAN**

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021

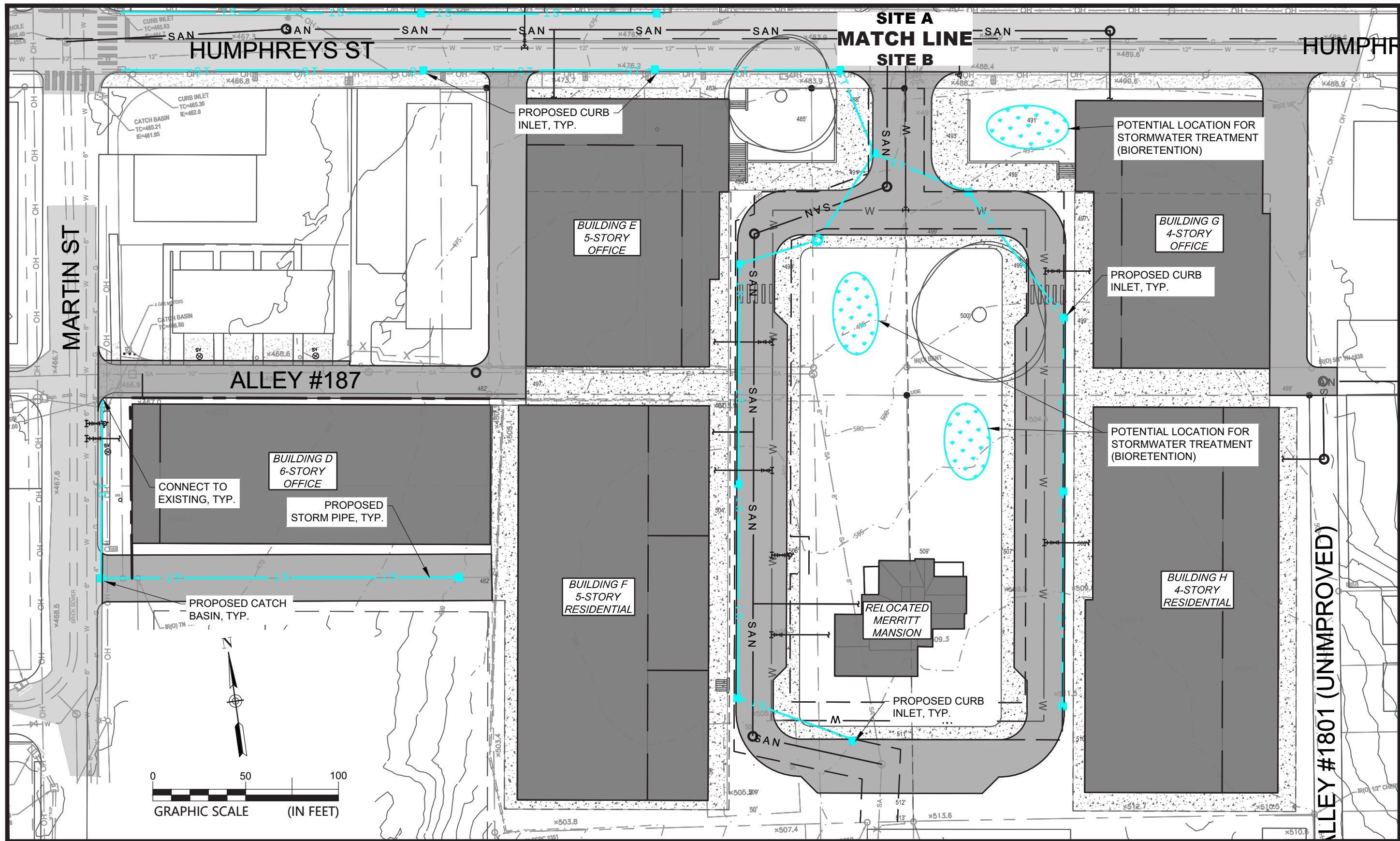




CIVIL STORMWATER & GRADING PLAN - SITE A

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021

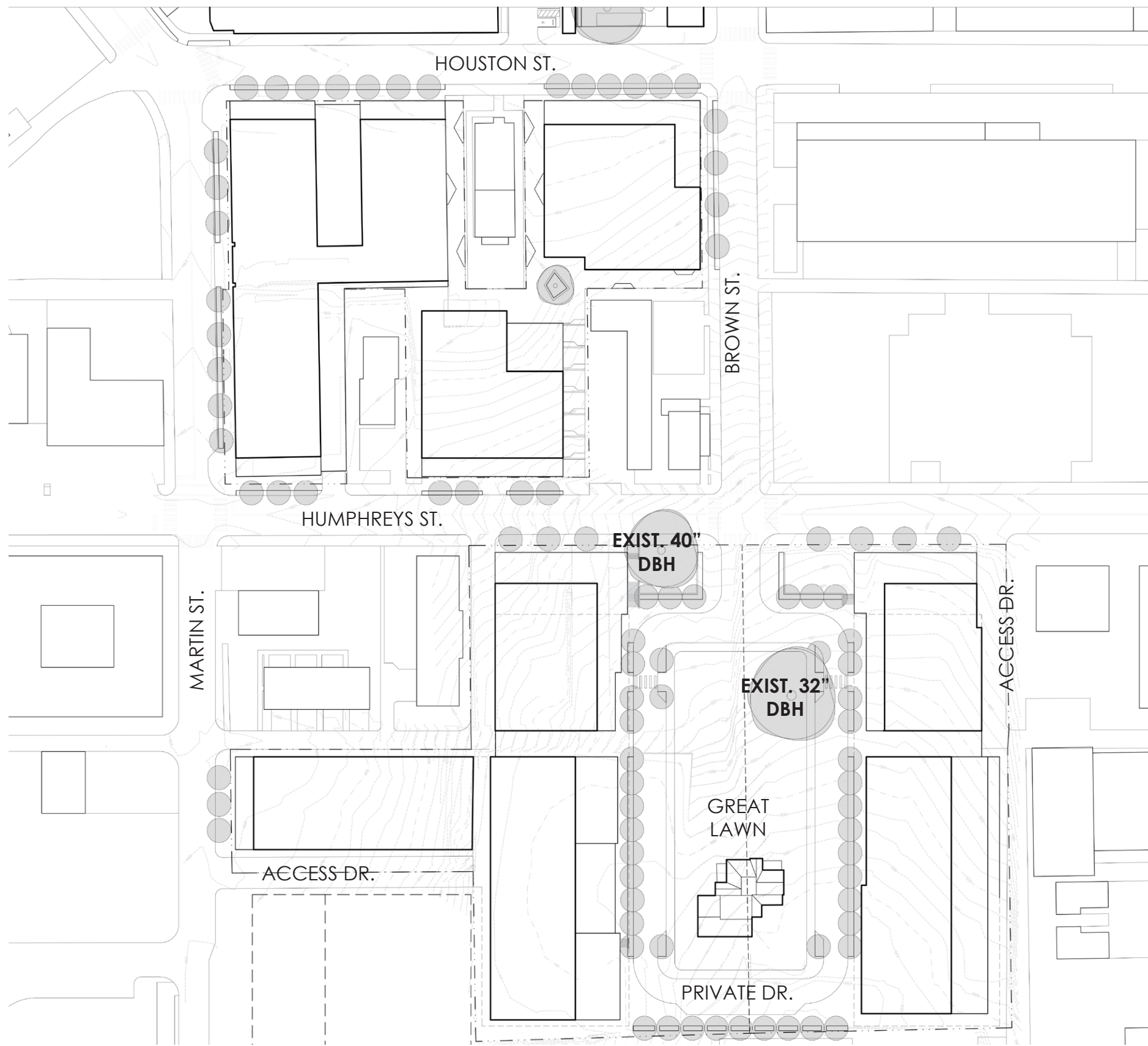




CIVIL STORMWATER & GRADING PLAN - SITE B

WEDGEWOOD HOUSTON - PHASE III - PRELIMINARY SP 03.04.2021





**TREE DENSITY UNIT (TDU) WORKSHEET** (Ordinance 94-1104) REV Sept-2019

Date	1/27/2021
Map	Parcel
Application Number	
Project Name	WeHo Phase III
Address	

1	Acreage (area of parcel including building site)		6.21
2	Minus Building Coverage Area	(-)	3.78
3	Equals Adjusted Acreage	(=)	2.43
4	Multiply by Required Tree Density Unit per acre	(x)	22
5	Required TDU for Project	(=)	53.46

All but Single Family and 1 & 2 Family choose one

<input type="checkbox"/>	Single Family and 1 & 2 Family
<input type="checkbox"/>	Single Family and 1 & 2 Family

**HERITAGE TREE(S) RETAINED**

DBH	# of Trees	Value	TDU
8"		x 3.2	0
10"		x 4.0	0
12"		x 4.8	0
14"		x 5.6	0
16"		x 6.4	0
18"		x 7.2	0
20"		x 8.0	0
22"		x 8.8	0
24"		x 9.6	0
*Greater than 24" equals DBH x .5 per inch			
total			0

add total to line 6

**RETAINED TREE(S)**

DBH	# of Trees	Value	TDU
6"		x 1.8	0
8"		x 2.4	0
10"		x 3.0	0
12"		x 3.6	0
14"		x 4.2	0
16"		x 4.8	0
18"		x 5.4	0
20"		x 6.0	0
22"		x 6.6	0
total			0

add total to line 6

**RETAINED TREE(S)**

DBH	# of Trees	Value	TDU
24"		x 8.4	0
26"		x 9.1	0
28"		x 9.8	0
30"		x 10.5	0
32"	1	x 11.2	11.2
34"		x 11.9	0
36"		x 12.6	0
38"		x 13.3	0
40"	1	x 20.0	20
total			31.2

add total to line 6

**RETAINED TREE(S)**

DBH	# of Trees	Value	TDU
42"		x 23.1	0
44"		x 26.1	0
46"		x 27.6	0
48"		x 28.8	0
50"		x 30.0	0
52"		x 31.2	0
54"		x 35.1	0
56"		x 36.4	0
58"		x 37.7	0
60"		x 42.0	0
total			0

add total to line 6

**REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES**

DBH	# of Trees	Value	TDU
2"	15	x .5	7.5
3"		x .6	0
4"		x .7	0
5"	1	x .9	0.9
6"		x 1.0	0
7"		x 1.2	0
8"		x 1.3	0
total			8.4

add total to line 7

**REPLACEMENT TREE(S)- LARGE & MEDIUM COLUMNAR, SMALL UNDERSTORY TREES and STREET TREES\***

DBH	# of Trees	Value	TDU
2"	82	x .25	20.5
3"		x .3	0
4"		x .4	0
5"		x .5	0
6"		x .5	0
7"		x .6	0
8"		x .7	0
total			20.5

add total to line 7

**EXAMPLES but not limited to:**

**Deciduous-** Oak, Maple, Poplar, Planetree, Ginkgo

**Evergreen-** Am. Holly, So. Magnolia, Pine, Hemlock, Spruce, Cedar

**Mature height greater than 30'**

**EXAMPLES but not limited to:**

**Columnar (Fastigate)-Deciduous:** Slender Silhouette Sweetgum, Arnold Tulip Poplar, Princeton Sentry Ginkgo

**Understory Deciduous-Deciduous-** Redbud, Dogwood, Flowering Cherry, Japanese Magnolia, Japanese Maple

**Understory Evergreen-** Dwf. Magnolia, Hybrid Holly, Cherry Laurel (tree form)

**Mature height avg. 30' or less.**

**Small Understory Columnar varieties receive no TDU credit**

6	Total TDU Retained on-site		31.2
7	Total TDU for Replacement Trees- On-site	(+)	28.9
8	Total Credits Paid to Tree Mitigation Bank*	(+)	
9	<b>Total Density Units Provided</b>	(=)	<b>60.1</b>

The total density units provided (line 9) must equal or exceed the requirements of line 5 above.

All Retained and Replacement trees must be shown on site plan.  
 Trees not protected in accordance with 17.24.110 - Protection of trees during development activities, cannot be counted towards TDU.  
 Canopy Street Trees with less than 600 c.f. or Understory with less than 400 c.f. root volume receive no TDU credit.  
 \* Tree Bank cannot be used for Buffer, Screening, Frontage, Perimeter or other requirements. Only for balancing Required TDU.

# LANDSCAPE - TDU CALCULATIONS