

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2023-1919

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2023-1919 as follows:

I. By amending Section 3 as follows:

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of 609,700 square feet of warehousing, light manufacturing, general office land uses, and other non-residential land uses as specified on the plan. The other non-residential land uses shall be limited to a maximum of 150,000 square feet. Buildings 1 and 2, as identified on the preliminary SP plan, shall be limited to the light industrial and general office land uses and other non-residential land uses as specified on the plan. Warehousing uses shall not be permitted in buildings 1 and 2. Alternative financial services, beer and cigarette market, and liquor sales uses shall be prohibited.

II. By amending Section 4 as follows:

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. Any structure that exceeds 70 feet in building height shall not front onto Whites Creek Pike.

2. Buildings 1 and 2 shall have their primary front façade address Whites Creek Pike. The area between buildings 1 and 2 and between those buildings and Whites Creek Pike shall be designed to be pedestrian friendly.

3. All building facades shall be asymmetrical, and shall fully comply with the architectural standards set forth in the preliminary SP Plan, including glazing for office areas.

4. The developer shall use commercially reasonable best efforts to market space fronting Whites Creek Pike for commercial uses other than warehousing and light industrial, including retail, restaurant, brewery, education, medical, daycare, custom assembly, inventory stock, personal care services, communication uses, manufacturing artisan, and rehearsal hall.

25. An easement shall be recorded for the planned Metro Greenways on the remainder of parcel 05900006500, consistent with the draft easement and exhibit that has been coordinated with Metro Parks and Metro Legal, prior to the SP final site plan approval.

3 6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

4 7. The final site plan shall label all internal driveways as “Private Driveways”. A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner’s Association.

- 5 8. 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.
- 6 9. Comply with all conditions and requirements of Metro reviewing agencies.

INTRODUCED BY:

Kyonzté Toombs
Member of Council