

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2024-548

Madam President –

I hereby move to amend Substitute Ordinance No. BL2024-548 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 277 multi-family residential units and a maximum of 6,000 square feet of ground-floor non-residential use. Ground-floor non-residential uses shall be limited to those permitted in MUG zoning, excluding alternative financial services, beer and cigarette market, flea market, distributive business/wholesale, and warehouse uses which shall be prohibited. Short term rental property, owner occupied and short term rental property, not owner occupied uses shall be prohibited in the entire development.

II. By deleting Section 4 in its entirety and substituting with the following new Section 4 modified as shown below:

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

1. Additional parking garage screening shall be modified to feature similar architectural cladding to the southern and western facades for final site plan approval, provided that such screening shall not necessitate the mechanical ventilation of the parking garage. Such screening shall be designed in a manner to reduce the emission of light from vehicle headlights. Elevations to be reviewed and approved by Planning staff.
2. The eastern façade elevations shall be modified to feature similar architectural cladding to the southern and western facades for final site plan approval. Elevations to be reviewed and approved by Planning Staff.
3. The following design standards shall be added to the plan: Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
4. 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.
5. Comply with all conditions and requirements of Metro reviewing agencies.
6. The proposed dog run shall be relocated from being along the greenway to an alternative location.
7. All parking spaces adjacent to the Music City Bikeway shall be back in parking only.
8. The developer shall paint bicycle shared lane markings along the existing Music City Bikeway route from White Bridge Pike to the greenway.
9. The developer shall construct a greenway access path along the northern property line, including the installation of a greenway trailhead sign, and enter into a maintenance agreement with Metro Parks for that access path.

10. The developer shall install a traffic signal at the intersection of White Bridge Pike and Lions Head Village Access Drive. As part of the installation of the traffic signal, the developer shall work with NDOT and contribute up to \$25,000 to complete a signal optimization study for White Bridge Pike from Harding Pike to Charlotte Pike.
12. The developer shall work with WeGo Public Transit to improve the existing bus stops at White Bridge Pike and Post Road at the developer's expense. Such improvements shall include a sheltered waiting area.
13. The developer shall create a project website that will post key project updates and a contact person available to community members during construction.
14. Prior to the issuance of a grading permit, the developer shall prepare a construction parking plan to be shared with the district council member and adjacent property owners and posted to the development website. Such a plan shall include an off-site parking area for construction workers to be used until the onsite parking garage can be utilized.
15. Construction vehicles shall be prohibited from using Post Place to access the construction site.
16. The developer shall comply with all requirements of Section 9.30.010 of the Metropolitan Code, provided that the restrictions of this section shall be extended from 7:00 p.m. to 7:30 a.m. and noise levels cannot exceed 70 dB until that time.
17. Access to the existing greenway shall be maintained throughout construction. When construction activities require the temporary closure of the greenway entrance the developer will provide a detour and will provide reasonable notice of said detour with onsite signage and an update to the project website.

SPONSORED BY:

Brenda Gadd
Member of Council