

COSTCO PUD

Written Description

June 27, 2024

Current Zoning District: PUD
Current Land Use Designation: CGC
Current Ordinance: 2000-0228-E
Required Zoning District: PUD
Development Number: 4553.15

I. SUMMARY DESCRIPTION OF THE PLAN

Costco Wholesale ("Applicant") proposes to amend the zoning of approximately 13.91 acres of Planned Unit Development ("PUD") to incorporate the use of a member only fuel facility, all other previously approved zoning requirements will remain the same. The property is located east of Gate Parkway and north of J Turner Butler Boulevard. The PUD zoning district permits the development and use of a retail wholesale store.

The subject property (the "Property") is more particularly described in the legal description attached as Exhibit "1" to this application. The Property is constructed and operational at this time. PNC Bank (1997-0446-E) and Bono's Restaurant (1999-0890-E), which are zoned PUD, are located to the west of the property across Gate Parkway. BJ's Restaurant (2011-0013-E) is located adjacent of the property to the west and is zoned PUD. Market Place Town Center (2007-1124-E) is a mixed-use development to the north and east and is zoned PUD. Turner Butler Boulevard runs along the entire southern boundary of the Property.

The Property is one parcel consisting of a Costco Wholesale (Exhibit "E"- the site plan). The PUD would permit the development of the Costco parcel with a wholesale/retail store which will sell items, including by way of example, perishables, durable goods, appliances, household items, clothing, toys, books and records, seasonal items, and liquor, beer and wine for off-premises consumption. The Costco parcel will also include tire sales and installation, a food court, a pharmacy, a bakery, a meat counter, an optical center and a photo shop. The PUD would permit the development of Costco's member only fuel facility. Access to and from the Property will be provided from Gate Parkway to the west and Town Center Parkway to the north via an access road (Exhibit "E").

The Property lies within the Transportation Management Area (TMA) provided in Policies 1.3.1 through 1.3.13 of the Traffic Circulation Element of the Comprehensive Plan.

II. PUD DEVELOPMENT CRITERIA

Each Parcel will permit specific uses and will be governed by individual development criteria as set forth below.

A. The Costco Parcel (as identified on Exhibit "E"):

1. Minimum Lot and Building Requirements: The permitted use and structure for the Costco parcel is a retail wholesale store which may provide and/or sell the following types of goods and services:

- a. Food, groceries, snacks and drugs, durable goods, wearing apparel, toys, sundries and notions, books, music and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby and pet supplies, musical instruments, flowers and gifts, delicatessen items, baked goods, home furnishings, household items and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts) and accessories, plants, seasonal and holiday items, lumber and building supplies and similar products.
- b. Services including a food court, pharmacy, photo processing shop, optical center (with eye examination area), automobile buying service (with outside display of automobiles), travel agency, home equipment rental and similar uses.
- c. Butcher/meat counter and bakery.
- d. Alcoholic beverages including liquor, beer or wine for off-premises consumption, meeting the performance standards and development criteria set forth in Part 4.
- e. Tire sales and installation (but not repair or service of automobiles).
- f. Automobile service stations, including petroleum sales.
- g. Convenience stores, with petroleum sales.

B. OVERALL DEVELOPMENT:

Minimum Lot Width (Overall development): None.

Minimum Lot Area (Overall development): None.

Minimum Yard Requirements:

The Costco Parcel:

Western Setback:	80 feet
Eastern Setback:	50 feet
Northern Setback:	60 feet

Southern Setback: 40 feet

Maximum Lot Coverage (Overall Development): None.

Maximum Building Height (Overall Development): 35 feet.

1. Internal Compatibility/Vehicular Access: Access to the Property will be provided from Gate Parkway (shown as access zones on Exhibit "E"). Pursuant to the requirements of the TMA and the Planning and Development Department, the Gate Parkway access point will be a shared entrance which will serve the Outparcels and the property to the north of the subject property. The Property will also have temporary access to and from the St. Johns Bluff extension through property to the north until such time as the property to the north is developed. Following development of the property to the north, pursuant to the requirements of the TMA and the Planning and Development Department, the Property will have permanent access to and from the St. Johns Bluff extension. The shared entrance on Gate Parkway and the access to the St. Johns Bluff extension will be assured by the execution of cross access agreements. The final location of all access points is subject to the review and approval of the City traffic engineer and the Planning and Development Department.

2. Pedestrian Access: A five (5) foot wide sidewalk will be constructed along the entrance drive off of Gate Parkway. The location of the sidewalk is subject to review and approval of the City traffic engineer and the Planning and Development Department.

3. Signage:

a. The Costco Parcel: Wall signs shall be permitted. Wall signs shall not exceed ten percent of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street. The existing signs are depicted on the schematic architectural elevations attached as Exhibit "J". The proposed fuel facility signs are depicted on the schematic architectural elevations attached as Exhibit "J". No freestanding monument type signs are permitted. Directional signs, real estate signs and construction signs shall be permitted consistent with the restrictions applicable to the CCG-1 Zoning District.

4. Architectural Design:

a. The Costco Parcel: Conceptual schematic architectural elevations are attached as Exhibit "J" to this PUD which show the existing design of the Costco Wholesale building. Conceptual schematic architectural elevations are attached as Exhibit "J" to this PUD which show the proposed design of the Costco Wholesale fuel facility. The Costco parcel will generally be developed in accordance with the schematics, subject to variations as approved by the Planning and Development Department.

5. Hours of Operation: The Costco Wholesale store and fuel station will be open seven (7) days a week. The hours of operation of the store are generally: Monday through Friday 10:00 a.m. till 8:30 p.m., Saturday 9:00a.m. till 7:30 p.m., and Sunday 9:00 a.m. till 6:30p.m. The hours of operation of the fuel station are generally: Monday through Friday 6:00 a.m. till 9:00 p.m., Saturday 7:00a.m. till 7:30p.m., and Sunday 9:00 a.m. till 6:30p.m. The actual hours of operation will vary depending upon holidays and special events.

6. Parking and Loading Requirements: Pursuant to the requirements of the TMA and the Planning and Development Department, the Costco parcel and the Outparcels will have cross access agreements/easements which will permit cross circulation between the parking lots. Development of the Property will otherwise comply with the City's off-street parking and loading space requirements set forth in Part 6 of the Zoning Code.

7. Consistency with Comprehensive Plan: The Property is located within an area designated as CGC category according to the Future Land Use Map of the Comprehensive Plan. The proposed rezoning would be consistent with the applicable land use category.

8. Consistency with Concurrency Management System: The use of the Property is subject to the approval of a TMA Development Agreement.

9. External Compatibility/Landscaping: All refuse containers, trash, garbage, and air conditioning units will be screened from visibility from Gate Parkway, J. Turner Butler Boulevard and the St. Johns Bluff extension. The landscaping along Gate Parkway shall include a three (3) foot high berm to include one (1) tree every twenty-five feet with shrubs the entire length of the property line. In addition: a. The Costco Parcel: Landscaping will be constructed and maintained in accordance with the requirements set forth in Part 12 of the Zoning Code except for the following: (i) there will not be any perimeter landscaping along the northern property line due to the fact that the area will ultimately be extended northward when the property to the north is developed (the property to the north and Costco property will share access as described in detail above); (ii) landscape buffers shall be maintained within first thirty (30) feet of the western boundary setback, within the first ten (10) feet of the eastern boundary setback, and within the first twenty (20) feet of the southern boundary setback. The landscape buffer areas will be irrigated.

10. Phasing: The development of the PUD will vary due to market conditions.

11. Temporary Uses: Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site if necessary.

12. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, the Department of Environmental Protection and the U.S. Army Corps of Engineers.

13. STORMWATER RETENTION: Stormwater will be treated off-site in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

14. UTILITIES: Electric power is available to the site provided for by the Jacksonville Electric Authority. Water and sewer services will be provided by the City of Jacksonville. The Developers will design and construct each building so as to furnish adequate fire protection.