

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-773 TO

PLANNED UNIT DEVELOPMENT

DECEMBER 3, 2015

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2015-773** to Planned Unit Development.

Location: Northwest quadrant of I-295 and Gate Parkway

Real Estate Number(s): Portion of 167741-0540

Current Zoning District: Planned Unit Development (PUD 2002-614-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)
Community General Commercial (CGC)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Danny Becton, District 11

Applicant/Agent: Steve Diebenow, Esq.
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner(s): HE Otter, LLC
4446 Hendricks Avenue, Suite 411
Jacksonville, Florida 32207

Charles Brightman Skinner, Jr.
4446 Hendricks Avenue, Suite 411
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2015-773** seeks to rezone approximately 24.82 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed with a maximum 335,000 square feet of commercial retail uses. The current PUD allows up to 200,000 square feet of commercial retail and service establishment uses including home furnishings, appliances furniture and similar uses.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Residential Professional Institutional (RPI) and Community General Commercial (CGC) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, professional office, and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the categories are noted below.

The uses provided herein shall be applicable to all RPI sites within the Urban Area.

Principal Uses: Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Financial institutions; Restaurants (without drive-in or drive-thru facilities).

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings as part of a single-use or mixed used development; Veterinary Offices; and Filling stations.

The uses provided herein shall be applicable to all CGC sites within the Urban Area.

Principal Uses: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Commercial recreational and entertainment facilities; Auto repair and sales, Off street parking lots and garages; Filling stations.

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Group care facilities; Criminal justice facilities; Dude ranches; Riding academies; Private camps; Camping grounds; Shooting ranges; Fishing and hunting camps; Fairgrounds; Race tracks; Stadiums and arenas; Transit stations; Transportation terminals and facilities (but not freight or truck terminals); Personal property storage establishments; Crematoria; Blood donation and plasma centers; Building trade contractors; Rescue missions; and Day labor pools.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Residential Professional Institutional (RPI) and Community General Commercial (CGC). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

F.L.U.E. Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

F.L.U.E. Policy 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

F.L.U.E. Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

F.L.U.E. Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

F.L.U.E. Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a commercial development. No residential dwellings are proposed. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The use of existing and proposed landscaping: The written description requests five deviations from the landscape requirements of the Zoning Code. The first request is a 20% reduction in the number of shade trees. The legislative intent of the landscape regulations is to promote energy conservation through the creation of shade, thereby reducing heat gain in or on buildings or paved areas; Reducing the temperature of the microclimate through the process of evapotranspiration. **The written description has not provided an explanation or justification and the staff recommends the request be denied and the following be applied.**

Not less than one tree for every 4,000 square feet, or fraction thereof, of the VUA. At least 50 percent of the trees shall be shade trees. Trees shall be distributed so that all portions of the VUA are within a 55-foot radius of any tree.

The second request is a 40% reduction in the number of terminal islands and trees. The requirement for terminal islands is to reduce the heat gain of paved areas. Experience shows that drivers will park automobiles under or near trees to reduce the heat gain and removing this requirement will create uncomfortable climates for customers and may affect adjacent properties. **The staff recommends this request be denied and the following be applied.**

Each row of parking spaces shall be terminated by a landscape island with inside dimensions of not less than five feet wide and 17 feet long, or 35 feet long if a double row of parking. Each terminal island shall contain one tree. Terminal islands will be credited toward the satisfaction of the landscape area requirements of this Section;

The third request is to increase the 20 foot requirement for perimeter landscape. The staff has no objection to this request.

If it can be shown to the satisfaction of the Chief of Current Planning that the strict application of this Section will seriously limit the function of the property, he may approve the location of the required interior landscape area near the perimeter of the VUA or adjacent to a building on the property, so long as the landscape area is within 20 feet of the perimeter of the VUA.

There is a request for a reduction of 50% of the required trees adjacent to I-295 and a 30% reduction of required trees along Gate Parkway. It also allows trees along the right of way to be more than 75 feet apart as long as there is no overall reduction in the landscape requirement. The site plan shows the loading zone adjacent to I-295. The required perimeter trees will screen this area from I-295. **The staff recommends this request be denied, however the staff has no objection to the second part of the request to increase the spacing of trees.**

No less than one tree, located within 25 feet of the street right-of-way, for each 50 linear feet, or fraction thereof, of VUA street frontage. The trees may be clustered, but shall be no more than 75 feet apart. At least 50 percent of the trees shall be shade trees. If an overhead power line abuts the street frontage, then the required trees reaching a mature height greater than 25 feet shall be located at least 20 feet away from the power line;

The last request is to increase the driveway width. This will improve the ability of trucks to enter and exit the site safely. Increasing the width will not affect the adjacent uses. The staff recommends approval of this request.

Driveways to streets: The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be 36 feet. The maximum width of any driveway containing a landscaped island through the perimeter landscape area shall be 48 feet and the driveway shall contain a landscaped island which measures not less than eight feet in width (from back of curb to back of curb) and 18 feet in length, surrounded by a six inch continuous raised curb, or other alternative approved by the Chief.

The treatment of pedestrian ways: The written description indicates the development will provide two pedestrian connections pursuant to Section 656.607 (b) instead of the required connection for every three parking aisles. **The two connections will be sufficient and staff has no objection to this request.**

Traffic and pedestrian circulation patterns: The site plan shows three access points, one of which is at a signalized intersection.

The use and variety of building sizes and architectural styles: The proposed building is devoid of most architecture features and is typical of “big-box” retailer.

Compatible relationship between land uses in a mixed use project: The project is proposing commercial retail, service establishments and other uses which are common in the CCG-1 Zoning District. These uses will create few if any adverse impacts with other proposed uses.

(5) *External Compatibility*

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The current PUD required an 8 foot high earthen berm and 8 feet of vegetation constructed between Village Walk Apartments and the subject property. This berm is constructed and will screen the parking area and noise from the IKEA store.

The type, number and location of surrounding external uses: The proposed development is located in an area where residential, office, commercial and institutional uses function as a mixed-use development. Commercial development at this location complements the existing residential, office and commercial uses in the area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RPI	PUD (02-614)	Village Walk apartments
South	CGC	CCG-1	Restaurants, bank, various commercial uses
East	MU	PUD (05-1226)	I-295, undeveloped, proposed office uses
West	RPI	PUD (06-1204)	Undeveloped, proposed commercial retail uses

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The written description is requesting several substantive deviations from the sign regulations in the Zoning Code.

The first is the request for a three sided sign with each panel 575 square feet in area and 108 feet in height. The largest sign allowed by the Zoning Code is 300 square feet, if there is at least 300 linear feet of road frontage. There is approximately 900 linear feet of frontage along I-295, but there is no justification for the 191% square footage increase over what is allowed in the Zoning Code. There is also a request for a maximum sign height of 108 feet. The Zoning Code sets the maximum sign height at 50 feet, unless the sign is within 660 feet of the centerline of an interstate highway exit and then the maximum height is 65 feet. **Staff recommends the maximum sign area of 300 square feet per sign face and 65 feet in height. Approval of the larger signs would set a precedent for future developments to apply for a PUD to allow for a larger sign.**

The second request is to allow one ground mounted sign at each of the three entrances along Gate Parkway. Each sign would be a maximum of 60 square feet in area and 13 feet 6 inches in height. This is less than normally would be allowed. The staff has no objection to this request.

The third request increases the size of wall signs from the standard 10% to 20% of the wall area. **Staff recommends that wall signs shall not exceed 10% of the wall area and shall be located on walls that face a public right of way.**

The fourth request includes the use of commercial and way-finding signs on the interior of the parking lot. The written description is requesting signs which are eleven and eight feet in height. **Staff recommends the signs be a maximum of eight (8) feet in height.**



Example of interior sign at Ft Lauderdale location.

A fifth request is to allow up to 24 flags with each flag 120 square feet in area, 2,880 square feet total. The flagpoles would be a maximum 40 square feet in height. The Zoning Code allows one flag not to exceed 100 square feet in area in lieu of the freestanding ground sign. See photo below at similar IKEA Store. **Staff is of the opinion the flags are excessive, unjustifiable and recommends that one flag, 100 square feet in area be allowed. Staff has concerns about the several requests to substantially exceed the maximum allowances of the sign code and the possibility of future developments using this PUD as a precedent for larger signs.**



Example of flags at the Ft. Lauderdale location.

(6) Intensity of Development

The proposed development is consistent with the RPI and CGC functional land use categories as a commercial development. No residential dwellings are proposed. The PUD is appropriate at this location at the intersection of I-295 and Gate Parkway which is a Collector Roadway.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses:

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The 8 foot high earthen berm and 8 feet of vegetation required by the current PUD between Village Walk Apartments and the subject property has been constructed and will screen the parking area and noise from the IKEA store

The availability and location of utility services and public facilities and services: The site is served by JEA for electric, water and sewer.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site has access directly from I-295 and Gate Parkway. Comments from FDOT indicate the unique transportation characteristics of an IKEA Store. IKEA Stores do not open until 10 AM and therefore the AM peak hour is not a consideration in their analysis. FDOT used PM peak hour and Saturday hours were used

instead. FDOT trip generation indicates there is sufficient capacity to accommodate the proposed development. FDOT does recommend the farthest entrance from I-295 be used for truck entrance/exit. FDOT indicates there is an unfunded project which will add capacity to I-295 by adding express lanes in the north and south directions.

The memo from Development Services Division has commented that the developer is responsible for signal improvements/modifications and traffic study to determine left turn queue lengths. The City's Traffic Engineer has determined the driveway closest to I-295 will not be permitted.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not required for commercial development.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The written description indicates the PUD will comply with Part 6 of the Zoning Code with the exception of 656.607(b). This section requires a six foot wide pedestrian connection for every three parking aisles. The PUD will provide two pedestrian connections.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on November 20, 2015, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2015-773** be **APPROVED with the following exhibits:**

1. The original legal description dated October 7, 2015.
2. The revised written description dated November 20, 2015.
3. The revised site plan dated November 13, 2015.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated November 19, 2015 and the Traffic Engineering Division Memorandum dated November 19, 2015 or as otherwise approved by the Planning and Development Department.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2015-773** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles (“f.c.”) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty feet (30’-0”). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
2. The Interstate sign shall not exceed 300 square feet in area per sign face and 65 feet in height. Wall signs and seasonal banners shall not exceed 10% of the area of a building facade a public right of way. Wall signs and seasonal banners may be internally or externally illuminated.
3. One IKEA flag not to exceed 100 square feet in area shall be permitted.
4. Interior signs shall not exceed eight (8) feet in height.
5. The property shall comply with Sections 656.1214 (c)(2), 656.1214 (d) and 656.1215 (a)(3), (4) and (5), Zoning Code.



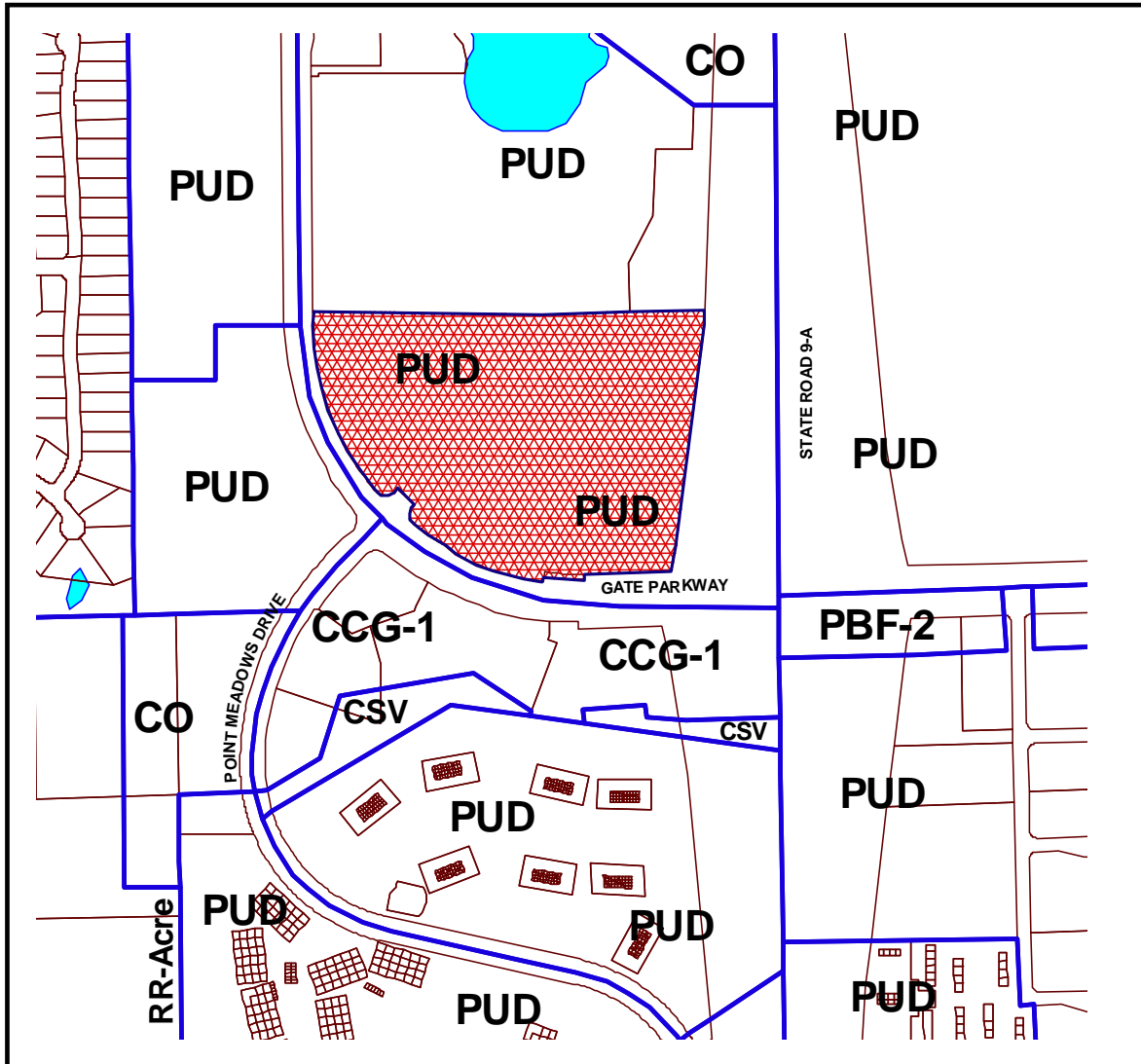
Aerial view of site, looking north.



View of property at signalized intersection



View of property



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>		<p>0100 Feet</p> <p>COUNCIL DISTRICT: 11</p>
<p>ORDINANCE NUMBER: ORD-2015-0773</p>	<p>TRACKING NUMBER: T-2015-0932</p>	<p>Exhibit 2</p>

DEVELOPMENT SERVICES



November 19, 2015

MEMORANDUM

TO: Bruce Lewis, City Planner Supervisor
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Village Square Parcel A - IKEA PUD
R-2015-0773 aka R-2002-0614**

Upon review of the referenced application and based on the information provided to date, the Development Services Division has the following comments:

1. Developer is responsible for all signal improvements/modifications required by the City Traffic Engineer to create the fourth leg of the signalized intersection of Gate Parkway & Point Meadows Dr.
2. All left turn lanes that access site shall be lengthened to meet FDOT Design Standards Index 301. Developer is responsible for conducting a traffic study to determine left turn lane queue lengths.
3. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is unobstructed at intersections.
4. Per the City Traffic Engineer, Nelson Caparas, the easterly driveway (closest to I295) will not be permitted.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

R-2015-0773 aka R-2002-0614 Village Square Parcel A - IKEA PUD

PLANNING AND DEVELOPMENT

214 N. Hogan Street Suite 2100 Jacksonville, FL 32202 Phone: 904 255 8310 Fax: 904 255 8311 www.coj.net

PUBLIC WORKS DEPARTMENT



November 19, 2015

MEMORANDUM

TO: Bruce Lewis
City Planer Supervisor, Planning Department

FROM: Nelson Caparas
Chief, Traffic Engineering Division

Subject: **Village Square (IKEA) PUD
R-2015-773**

Upon review of the referenced application, and based on the information provided to date, the Traffic Engineering Division has the following comments:

1. The existing south/east site access on Gate Parkway, between Point Meadows Drive and I-295 southbound exit ramp is anticipated to attract a significant volume of traffic. It will be the first site access for drivers arriving from I-295. The proposed driveway design will not accommodate any noticeable volume of traffic. Drivers entering the site via the south/east access may generate a queue build up that will spill back to Gate Parkway, to the interchange and to the mainline lanes of I-295. The existing south/east site access must be removed or closed due to its proximity to the I-295 exit ramp. The right turn lane and left turn lane into this access shall also be removed and the right of way restored with curb and gutter and grass.
2. A traffic study must be conducted for the entire development and include an assessment of operational conditions at all proposed accesses to Gate Parkway. The traffic study shall include the following items:
 - trip distribution (projected volumes and percentage of trip generation arrival/departure by roadways)
 - queue storage analysis of all right and left turns into the site with the consideration that the existing south/east site access will be removed or closed.
 - queue storage analysis from Point Meadows Drive to the site and both right and left turns onto Gate Parkway.
 - weekday AM and PM peak period traffic volumes
 - Saturday and Sunday projected hourly entering and exiting volumes during peak periods
 - truck entering and exiting travelways at the access point and within the facility

TRAFFIC ENGINEERING DIVISION

1007 Superior Street, Jacksonville, FL 32254 Phone: 904.255.7533 Fax: 904.387.8894 www.coj.net

PUBLIC WORKS DEPARTMENT



3. Provide traffic signal plans illustrating the required modification to the existing traffic signals at Gate Parkway and Point Meadows Drive intersection.
4. Provide pavement marking plans illustrating the existing and proposed striping for all approaches to the Gate Parkway and Point Meadows Drive intersection.
5. Driveway widths at the right of way line are to be no wider than the maximum allowable in the Land Development Procedures Manual.
6. The main entrance, described as the site access across from Point Meadows Drive, must have a minimum throat length with the capacity to accommodate the projected volume of vehicles in the built up queue in each cycle of the traffic signal. This is to prevent unserved demands that generate congestion and blockage at the intersection.
7. Any proposed signs, fence, wall and landscaping shall be located so that they do not obstruct horizontal line of sight as outlined in FDOT Index 546.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions or require any additional information, please advise.

TRAFFIC ENGINEERING DIVISION



MEMORANDUM

DATE: 011/23/2015

TO: Bruce Lewis
City Planner Supervisor

FROM: Soliman Peter Salem
City Planner II

SUBJECT: TRANSPORTATION REVIEW OF VILLAGE SQUARE PARCEL 'A' PUD

Gate Parkway, from J. Turner Butler Boulevard to Baymeadows Road East, is the directly accessed functionally classified roadway. Gate Parkway is a 4-lane divided class I collector in this vicinity and is currently operating at an acceptable LOS B. Gate Parkway segments have a maximum daily service volume of 35,820 vpd and a 2014 daily traffic volume of 15,876. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

This proposal is for 350,000 square feet of ITE 813 Free-Standing Discount Superstore which would generate a total of 17,763 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 813 Free-Standing Discount Superstore – 350,000 square feet)



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

**JIM BOXOLD
SECRETARY**

November 18, 2015

Bruce E. Lewis
Planning and Development
214 N. Hogan St., Suite 300
Jacksonville, FL 32202

Subject: Village Square Parcel A PUD-COJ ORD 2015-0773

Introduction

The Village Square Parcel A Planned Unit Development (PUD) is a proposed retail facility on 24.82 acres. The property is located in the northwest quadrant of the I295/Gate Parkway Interchange and is also within a Transportation Management Area. The property is currently vacant. The proposal is to allow for an IKEA store by rezoning the property from PUD with land uses CGC and RPI to PUD allowing warehousing, retail and wholesale. The PUD is expected to be completed in fall of 2017 and will include a 350,000 square foot building.

Trip Generation

The proposed PUD will have a maximum of 350,000 square feet on 24.82 acres. Table 1 shows the trip generation based on ITE’s *Trip Generation Manual, 9th Edition*.

Since IKEA site development has unique characteristics, the land use category for trip generation calculation was determined using a comparison to the rates used in former IKEA studies. A list of past studies and their rates can be found in Table 2. The rates used range from 2.63 to 4.47. Of the land uses provided in the *Trip Generation Manual 9th Edition*, Free-Standing Discount Superstore (813) was used and is comparable to previous study rates.

Since IKEA stores do not open until 10:00AM, the AM peak hour was not considered in the analysis. Instead, Saturday daily and PM peak were considered due to the high percentage of customers which visit on weekends.

Table 1

Land Use	ITE Code	Size/	Units	Weekday Equation/Rate		Saturday Equation/Rate		Weekday Trips		Saturday Trips	
				Daily	PM Peak	Daily	PM Peak	Daily	PM Peak	Daily	PM Peak
Free-Standing Discount Superstore	813	350,000	SF	50.75	4.4	64.07	5.64	17,763	1,540	22,425	1,974

Table 2

Study	Saturday Peak Rate Used
Portland	4.47
Australia	3.47
Orlando	3.9

Programmed Improvements

Work Program Project Item # 209301-4 I295 Managed Lanes is at PD&E stage and is currently unfunded for construction. The managed lanes project will add capacity to I295 by adding a third express/toll lane in both the north and southbound directions.

Evaluation of Impacts to State Roads

Accessibility

The applicant’s site plan shows three access points to the project via Gate Parkway. Two curb cuts for these access points are preexisting, the third is proposed. Truck entrance/exit is not indicated on the site plan. The applicant stated in a public hearing on November 6, 2015 that trucks will be entering the subject property prior to standard business hours and will not affect traffic during the peak hours or traffic operations. However, due to the close proximity to the interstate, any vehicle deceleration could influence operations along Gate Parkway and the I295 ramps. For this reason, consideration that the proposed entrance, which is farthest from the interstate, be used for truck entrance/exit.

Roadway Capacity

Table 3 shows the peak hour and maximum level of service volumes for the affected state roads according to FDOT’s 2015 Florida State Highway System Level of Service Report dated September 2015.

Table 3

Roadway	Segment Description	County	Map ID	FDOT LOS Standard	Bidirectional Peak Hour		2014 LOS	Annual Growth Rate*	Projected 2017 Traffic w/o Project	2017 LOS w/o Project
					Maximum Service Volume	2014 Traffic				
I-295	J.Turner Butler Blvd (SR 202) to Gate Pkwy	Duval	65	D	10,060	8,910	C	2.2	9,500	C
	Gate Pkwy to Baymeadows Rd (SR 152)		66		10,060	8,370	C	4.8	9,580	C
J.Turner Butler Blvd (SR 202)	Southside Blvd. to Gate Pkwy		298		11,860	8,820	C	1.5	9,220	C
	Gate Pkwy to I-295		299		15,190	9,405	B	1.8	9,910	B

* Source: LOS Summary Report

Based on the above trip generation and LOS analysis, the segments mentioned will have sufficient capacity to accommodate the project trips. FDOT anticipates that the City of Jacksonville will conduct a traffic impact analysis to include potential operational issues at the Gate Parkway/I295 intersection, I295 mainline and off ramps.

If there are any questions concerning FDOT's review, please contact me at (904) 360-5647 or Ameera.Sayeed@dot.state.fl.us.

Sincerely,

A handwritten signature in blue ink that reads "Ameera Sayeed". The signature is written in a cursive style.

Ameera Sayeed, AICP, GISP
FDOT D2 Growth and Development/Modeling Supervisor

Cc Sean Kelly, FDOT
Nathan Lee, FDOT
Tom Cavin, FDOT

EXHIBIT D
VILLAGE SQUARE PARCEL A PUD
Written Description
Date: November 20, 2015

I. SUMMARY DESCRIPTION OF THE PROJECT

- A.** Project Name: Village Square Parcel A PUD (the “Parcel A PUD”)
- B.** Current Land Use Designations: CGC (approximately 12.52 acres) and RPI (approximately 12.30 acres)
- C.** Current Zoning District: PUD
- D.** Requested Zoning District: PUD
- E.** Site: A Portion of RE # 167741-0540 described in the legal description attached hereto as Exhibit “1”
- F.** Maximum Gross Square Footage: 335,000 sq. ft.,
- G.** Project Architect/Planner: GreenbergFarrow
- H.** Project Engineer: Prosser, Inc.

HE Otter, LLC, a Florida limited liability company, and Charles Brightman Skinner, Jr., as Trustee of the Charles Brightman Skinner, Jr. Living Trust dated September 2, 2003 (the “Applicant”) proposes to rezone approximately 24.82 acres of property (the “Property”) from Planned Unit Development (“PUD”) to PUD. The Property is presently vacant and governed by Ordinance 2002-614 (the “2002 PUD”). The Property is referred to as “Parcel A” in the 2002 PUD. The Property is located at the northwest corner of Gate Parkway and Interstate 295 and within Sector A, Sub-Sector A-2 of a Transportation Management Area (TMA) pursuant to that Development Agreement between the City of Jacksonville and Arthur Chester Skinner, et al., dated December 8, 1998 and subject to the terms of Resolution 98-735-A (together, the “TMA Development Agreement”), as amended by Ordinance 2006-1325 (the “First Amendment”) and as amended by Ordinance 2014-104 (the “Second Amendment”) (collectively, the TMA Development Agreement, the First Amendment, and the Second Amendment are referred to herein as the “TMA”). A PUD is necessary to allow for a common scheme of development throughout the Property as well as restrictions on the nature and extent of future property uses.

The Parcel A PUD shall allow for commercial uses consistent with the terms and provisions of the 2010 City of Jacksonville Comprehensive Plan Future Land Use Element (the “2010 Comprehensive Plan”) defining and describing allowable uses, densities, and intensities. The Property is proposed to be developed as a retail facility. To the north, the Property is bounded by apartments and vacant land (RPI/PUD and CO) and to the east the Property has frontage with Interstate 295 (MU/PUD). To the south, across Gate Parkway, is a retail shopping

center and three story office building (CGC/CCG-1). To the west, across Gate Parkway, is vacant land (RPI/PUD).

II. QUANTITATIVE DATA

See the PUD Acreage Table attached hereto as Exhibit “F” for quantitative data regarding the proposed development.

III. STATEMENTS

A. See the PUD Comparison Chart attached hereto as Exhibit “2” for details regarding how the Parcel A PUD differs from the 2002 PUD.

B. The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated, or maintained by the City will be the sole responsibility of the owner of the Property.

C. This PUD shall be developed in two phases. Phase I is estimated to commence during the Summer of 2016 and take up to two (2) years to complete, and Phase II timing is to be determined based on market conditions.

IV. USES AND RESTRICTIONS

A. Permitted Uses and Structures. A maximum of 350,000 square feet of commercial/retail type uses meeting the following criteria shall be permitted:

- i. Warehouses and retail and wholesale outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florists, gift shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts) and accessories, lumber and building supplies, and similar products and uses;
- ii. Service establishments such as barber or beauty shops; shoe repair shops; restaurants [including drive through, drive-in, and the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Jacksonville, Florida Zoning Code (the “Zoning Code”)]; interior decorators; reducing salons; fitness centers or gymnasiums; self-service laundries or dry cleaners, tailors or dressmakers; laundries or dry cleaning pickup stations; dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes, or steam

detectable to normal senses from off the premises; home equipment rentals; radio and television broadcasting offices and studios; funeral homes; blueprinting, job printing, newspaper, radio, and television repair shops; travel agencies; employment offices; and similar uses;

- iii. Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers, and similar financial institutions;
- iv. All types of professional and business offices, newspaper (but not printing) offices, and employment offices;
- v. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, theaters (including motion picture theaters but not open-air theaters), and similar uses (but not dance halls);
- vi. Art galleries; museums; community centers; dance, art, or music studios; vocational, trade, or business schools; and similar uses;
- vii. Nursing homes and group care homes;
- viii. Express or parcel delivery offices (but not freight or truck terminals) and similar uses;
- ix. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code;
- x. Off-street commercial parking lots and parking garages meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code;
- xi. An establishment or facility which includes the retail sale and service of food and all alcoholic beverages, including liquor, beer, and wine, for on-premises consumption, including permanent or restricted outside sale and service meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code;
- xii. An establishment of facility which includes the retail sale and service of all alcoholic beverages, including liquor, beer, and wine, for off-premises consumption, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code;
- xiii. Hotels and motels;

- xiv. Essential services, including water, sewer, gas, telephone, radio, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code;
- xv. Service stations, with or without car washes, and related convenience stores, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code;
- xvi. Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity);
- xvii. Veterinarians subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code;
- xviii. Churches, including a rectory or similar use;
- xix. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code;
- xx. Medical and dental or chiropractor offices and clinics; and
- xxi. Drive-through facilities.

B. Permitted Accessory Uses and Structures. Accessory uses and structures are allowed pursuant to the terms of Section 656.403 of the Zoning Code.

V. DESIGN GUIDELINES

A. Lot Requirements

- i. Minimum lot area: None.
- ii. Minimum lot width: None.
- iii. Maximum lot coverage: Forty-five percent (45%).
- iv. Minimum front yard: Twenty (20) feet.
- v. Minimum side yard: From Gate Parkway: Twenty (20) feet; From I-295: Twenty (20) feet.
- vi. Minimum rear yard: Twenty-five (25) feet.
- vii. Maximum height of structures: Sixty (60) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, stormwater facilities, and other similar improvements shall be permitted within the minimum building setbacks.

B. Ingress, Egress, and Circulation

- i. *Parking and Loading Requirements.* In accordance with the Off-Street Parking and Loading Regulations as set forth in Part 6 of the Zoning Code, except as follows: the PUD modifies the requirement set forth in Section 656.607(b), from four (4) pedestrian connections within the parking lot to two (2) pedestrian connections within the Property.
- ii. *Vehicular Access.* Vehicular access to the Property will be from Gate Parkway, substantially as shown on the Site Plan attached hereto as Exhibit "E." The design of the access points and internal roads as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval the Development Services Division.
- iii. *Pedestrian Access.* Pedestrian access shall be provided by the existing sidewalk along Gate Parkway.

C. Signs. Signs meeting the following criteria shall be permitted:

- i. One (1) ground mounted sign abutting Interstate 295 not to exceed 108 feet in height, with three (3) internally illuminated sign panels, each panel not to exceed 575 square feet in signage area, arranged in a triangle shape.
- ii. At each of the three (3) entrances to the Property, one (1) ground mounted illuminated entrance sign not to exceed thirteen and a half (13.5) feet in height and 60 square feet in signage area.
- iii. Building wall signs and banners not to exceed twenty percent (20%) of the area of each building façade. Building wall signs may include internally and externally illuminated channel letter signs, externally illuminated seasonal sign panels that are changed out several times a year, and suspended illuminated light box signs.
- iv. Ground mounted commercial signs in the interior parking areas not to exceed eleven (11) feet in height and 175 square feet in signage area. The maximum total area of all commercial ground signs shall be 1,500 square feet. Ground mounted way finding signs in the interior site and parking areas may be eight (8) feet tall with the maximum area of any one sign to be twelve (12) square feet. The total area of all way finding ground signs shall not exceed 500 square feet.

- v. Up to twenty-four (24) “IKEA” flags on poles not to exceed forty (40) feet in height and 120 square feet in signage area per flag, installed in groupings or flag circles of up to eight (8) flags.

D. Landscaping. Landscaping will be constructed and maintained in accordance with the Landscape and Tree Protection Regulations as set forth in Part 12 of the Zoning Code, except as detailed herein. The PUD allows a modification to the following specific landscape and tree protection requirements:

- i. A reduction of 20 percent from the Section 656.1214(c)(2) requirements, specifically, the VUA 55 foot radius and percent of shade trees, provided there is not an overall reduction of the landscape requirement within the Property.
- ii. A reduction of 40 percent from the Section 656.1214(d) requirements, specifically, the number of required terminal islands and trees.
- iii. The relocation of interior landscape area trees may exceed the 20 feet VUA distance requirement as set forth in Section 656.1214(e), provided there is not an overall reduction of the landscape requirement within the Property.
- iv. A reduction of 50 percent of the required trees adjacent to I-295 and a reduction of 30 percent of the required trees adjacent to Gate Parkway including that perimeter trees along the public right-of-way may be more than 75 feet apart to accommodate driveways, drainage or utility easements as set forth in Section 656.1215(a)(3), provided there is not an overall reduction of the landscape requirement within the Property.
- v. Eliminate the requirement for a landscaped island/median for driveways through the perimeter landscape area which exceed 36 feet in width as set forth in Section 656.1215(d).

E. Recreation and Open Space. The recreation and open space standards contained in Section 656.420 of the Zoning Code do not apply to commercial development.

F. Utilities. Electric power provided by JEA is available on the Property. Water and sewer services will be provided by JEA.

G. Wetlands. Wetlands will be permitted according to local, state and federal requirements.

H. Stormwater Retention. Stormwater detention systems shall be designed and constructed in accordance with the requirements of the TMA, the City of Jacksonville, and the St. Johns River Water Management District. The Site Plan depicts the general location of

the on-site stormwater detention areas, however, relocation of such stormwater detention areas shall be permitted upon final site design, provided, however, that the stormwater detention areas must meet the requirements of the City of Jacksonville and the St. Johns River Water Management District.

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

J. Conceptual Site Plan. The configuration of the development as depicted in the Site Plan is conceptual. As such, revisions to the Site Plan, including the location, configuration, orientation, and number of access points, stormwater facilities, and buildings, as well as parking and internal circulation, shall be permitted provided that such revisions adhere to the standards and criteria provided in this Written Description. In addition, all such changes shall be subject to the review and approval of the Planning and Development Department.

VI. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

A. Consistency with Comprehensive Plan. The Property has current land use designations of CGC and RPI, which permit development of the above-listed uses. The Property is vested with development rights consistent with the 2010 Comprehensive Plan pursuant to that certain VODAD Certificate 2015-01, issued by the Director of the City of Jacksonville Planning and Development Department on September 9, 2015 (the “VODAD”), a copy of which is attached hereto as Exhibit “3.” The proposed development is consistent with the general purpose and intent of the 2010 Comprehensive Plan; specifically, the proposed development promotes the following policies of the 2010 Comprehensive Plan: 1.1.1, 1.1.5, 1.1.6, 1.1.8, 1.1.10, and 4.1.2.

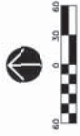
B. Consistency with the Concurrency Management System. The development of the Property will comply with the requirements of the TMA or the Concurrency and Mobility Management System outlined in Chapter 655 of the Jacksonville, Florida Code of Ordinances. If the proposed development does not utilize the reserved capacity in the TMA to satisfy concurrency requirements, the Mobility Fee Calculation will be used to determine the concurrency obligations for the development.

C. Efficiency over Strict Application of the Zoning Code. The Parcel A PUD will be more efficient than the 2002 PUD because it will accommodate the commercial/retail development proposed in the 2002 PUD. It will allow the current owner of the Property to meet market demand by providing a common scheme of development and appropriate development intensity for the Property and take advantage of the Property’s frontage on Interstate 295 and Gate Parkway. Since the approval of the 2002 PUD, the abutting expressway, formerly known as State Road 9A has been added to the Interstate Highway System thus improving the Property’s access and visibility to the regional transportation system.

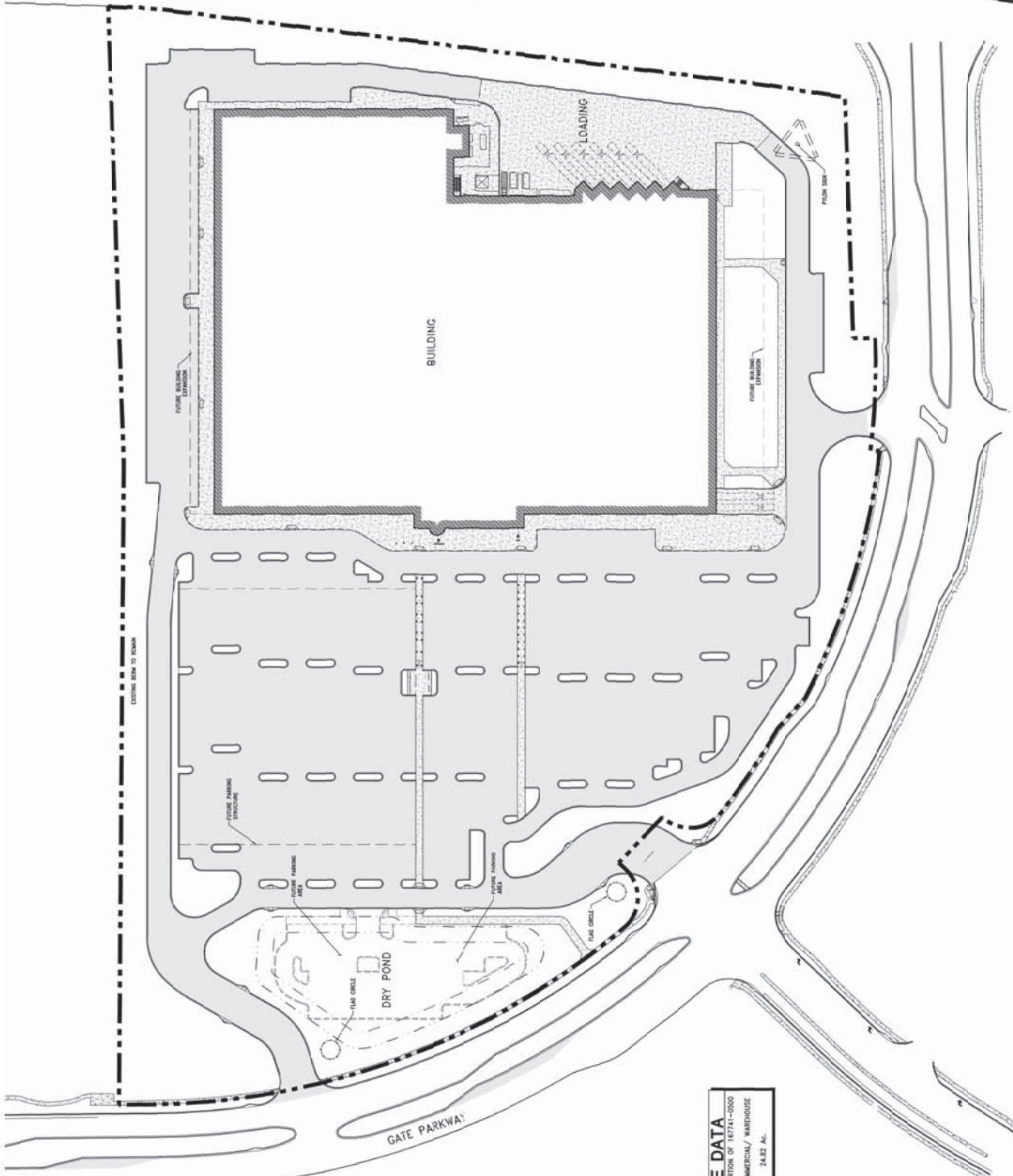
D. Allocation of Residential Land Uses. The proposed development is not subject to the holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan because the Property is governed by the 2010 Comprehensive Plan.

E. Internal Compatibility. The Site Plan addresses access and circulation within the site. The Property will have external and internal access generally as shown on the Site Plan. Location of the access point shown on the site plan as well as the final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

F. External Compatibility/Intensity of Development. The proposed development is compatible with surrounding land uses. The proposed uses are compatible in both intensity and density with the surrounding uses and zoning districts. The nodal area in which the Property is located is a growing commercial destination that attracts residents from the greater Jacksonville area. The Property is within an area which is intended to accommodate the type of commercial development proposed in the Parcel A PUD.



1-295



SITE DATA	
REL.	PORTION OF 10721-0000
USE:	COMMERCIAL/ WAREHOUSE
LOT AREA:	24,837 A.C.

EXHIBIT F

PUD Name

Village Square Parcel A PUD

Land Use Table

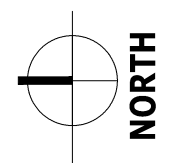
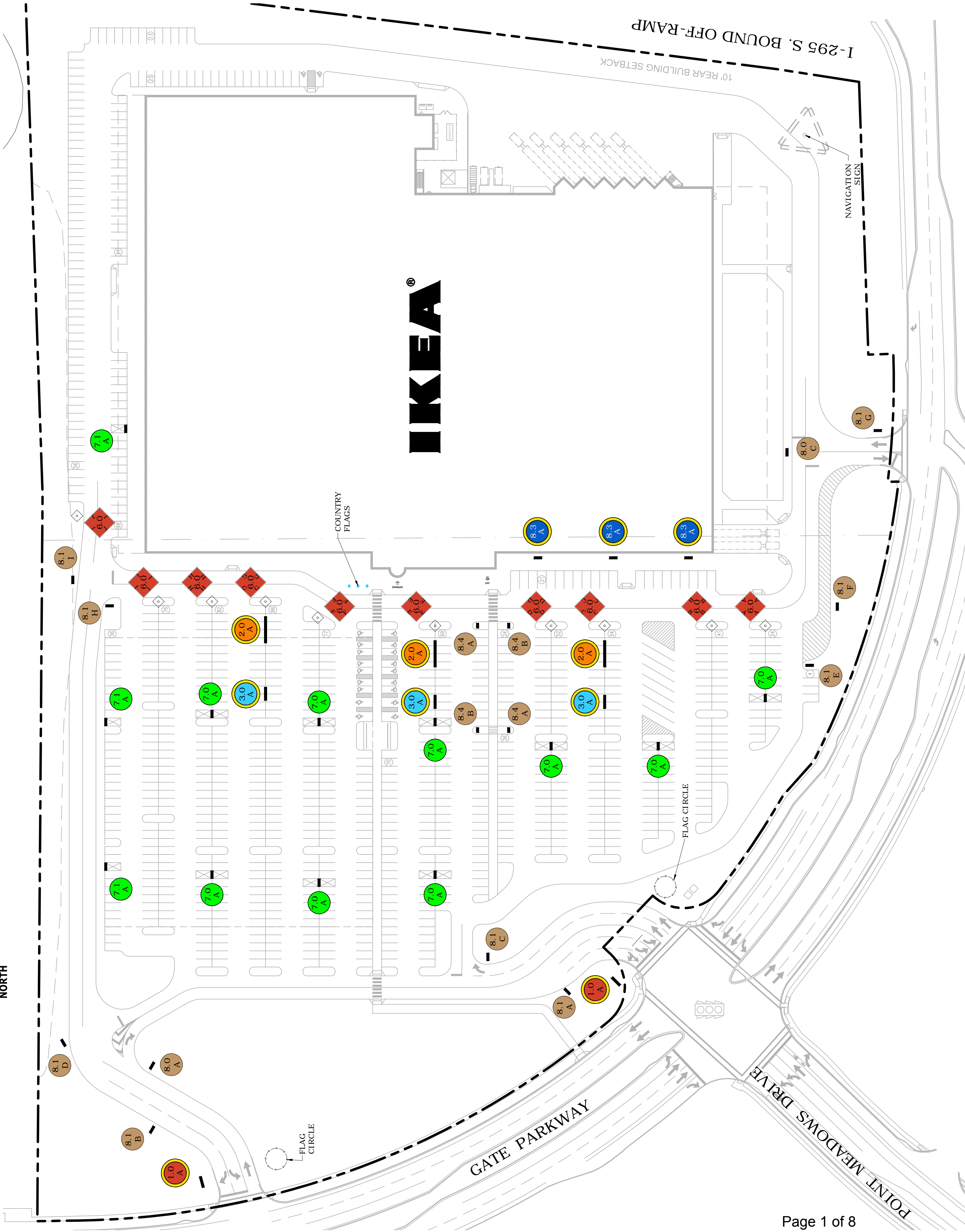
Total gross acreage	24.82 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	<input type="text"/> %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	<input type="text"/> %
Total number of dwelling units	0 D.U.	
Commercial	20.46 Acres	82 %
Industrial	0 Acres	<input type="text"/> %
Other land use	0 Acres	<input type="text"/> %
Active recreation and/or open space	0 Acres	<input type="text"/> %
Passive open space	4.36 Acres	18 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	443,431 Sq. Ft.	40.1 %

- = POWER REQUIRED FOR LIGHTING
- = TRAFFIC DIRECTION SIGNS
- = COMMERCIAL BILLBOARDS
- = ESSENTIAL BILLBOARDS
- = LIGHT BOXES
- = CART CORRALS (SINGLE AND DOUBLE)
- = WELCOME SIGNS
- = PARKING MEMORIZERS SIGNS

REV 11.16.2015
09.30.2015

SHEET TITLE:
IKEA Site Signage Plan
NOT TO SCALE

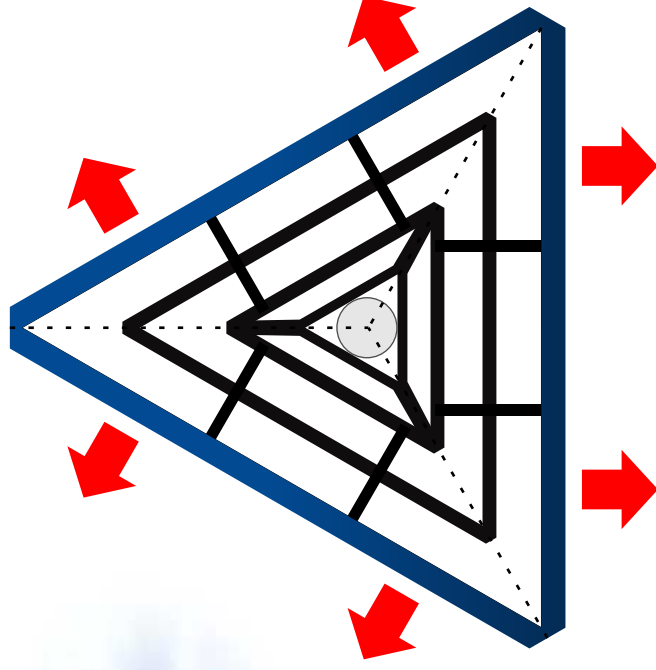
SHEET #:



GATE PARKWAY

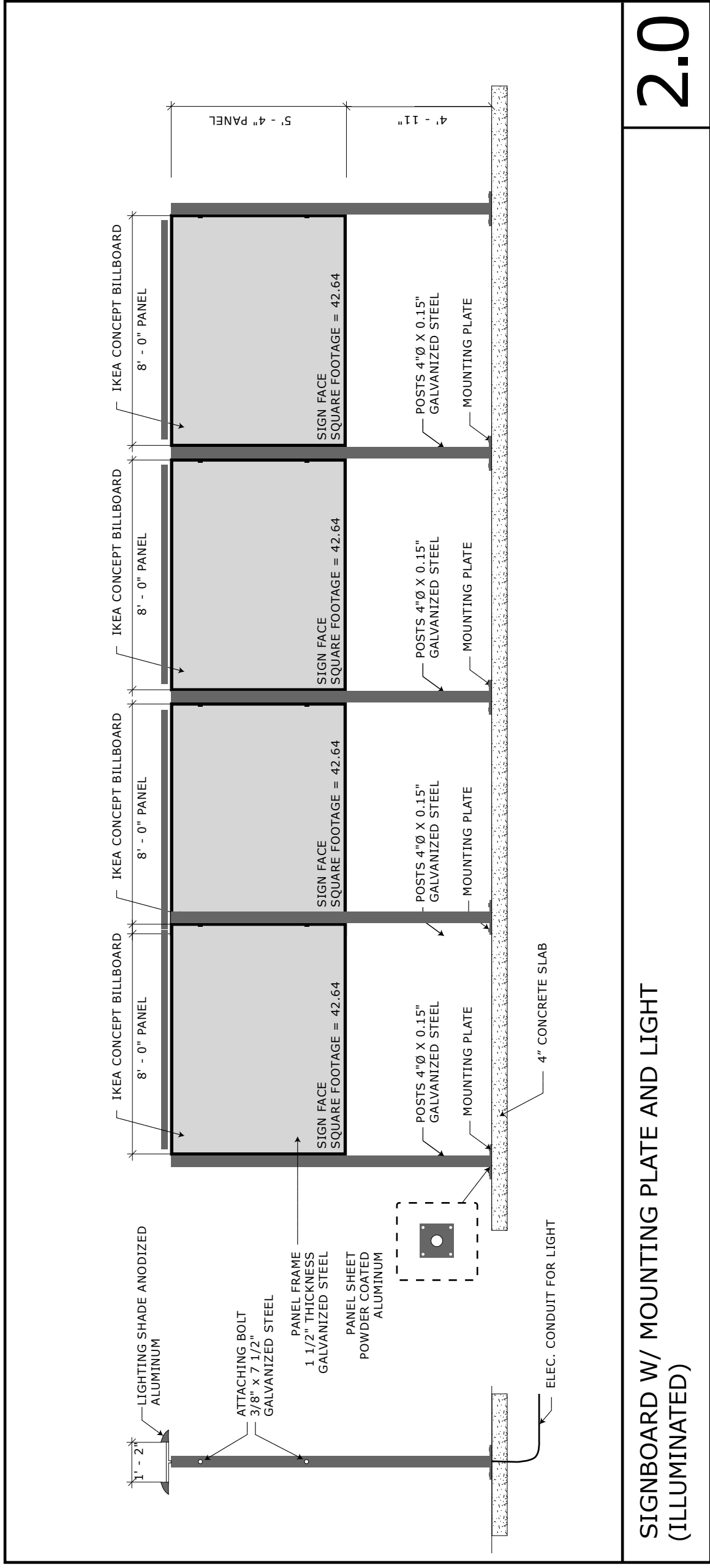
POINT MEADOWS DRIVE

I-295 S. BOUND OFF-RAMP



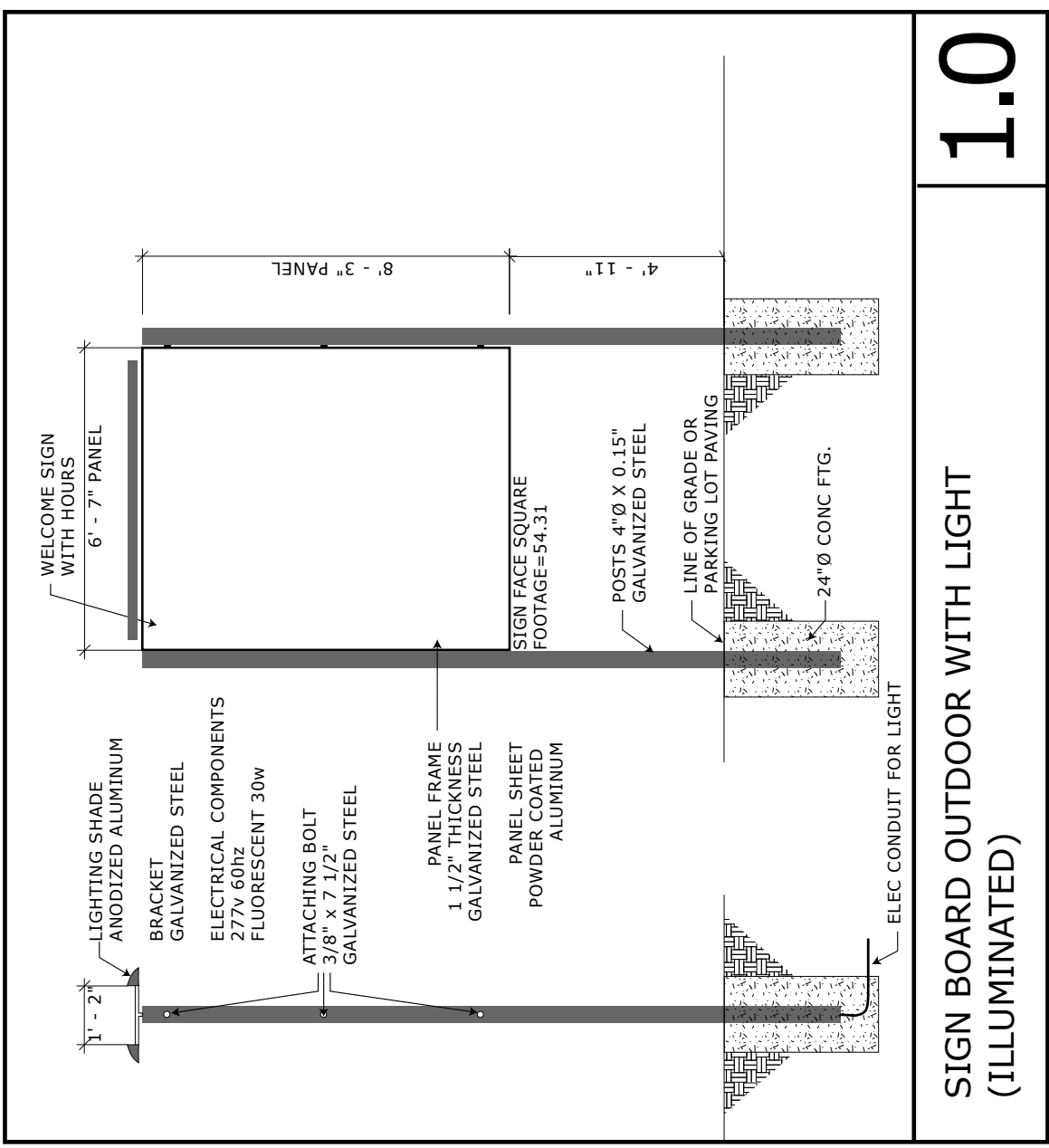
- 0** 11'-6" X 50'-0" INTERNALLY ILLUMINATED CABINET (QUANTITY = 3) 575 SQ. FT. EA.
 - FACES- 3M FLEXIBLE SUBSTRATE WITH 3M VINYL 3630-125 (GOLDEN YELLOW)
 - COPY, 3M VINYL 3630-137 EUROPEAN BLUE BACKGROUND.
 - ILLUMINATION- HOLOPHANE LAMP FIXTURES (20 PER CABINET).
 - 277 VOLT/35.2 AMPS PER CABINET

ELEVATION



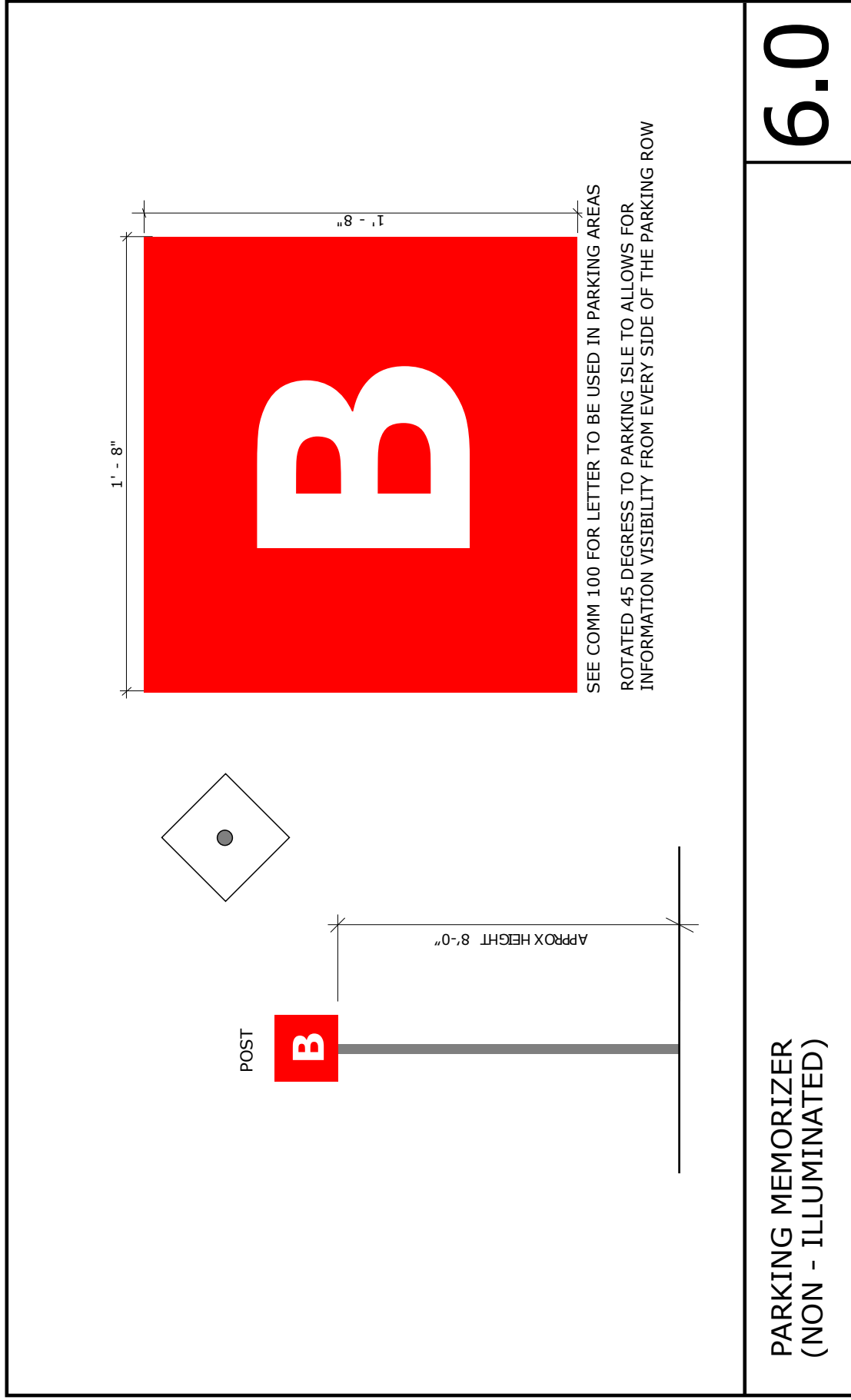
2.0

SIGNBOARD W/ MOUNTING PLATE AND LIGHT (ILLUMINATED)



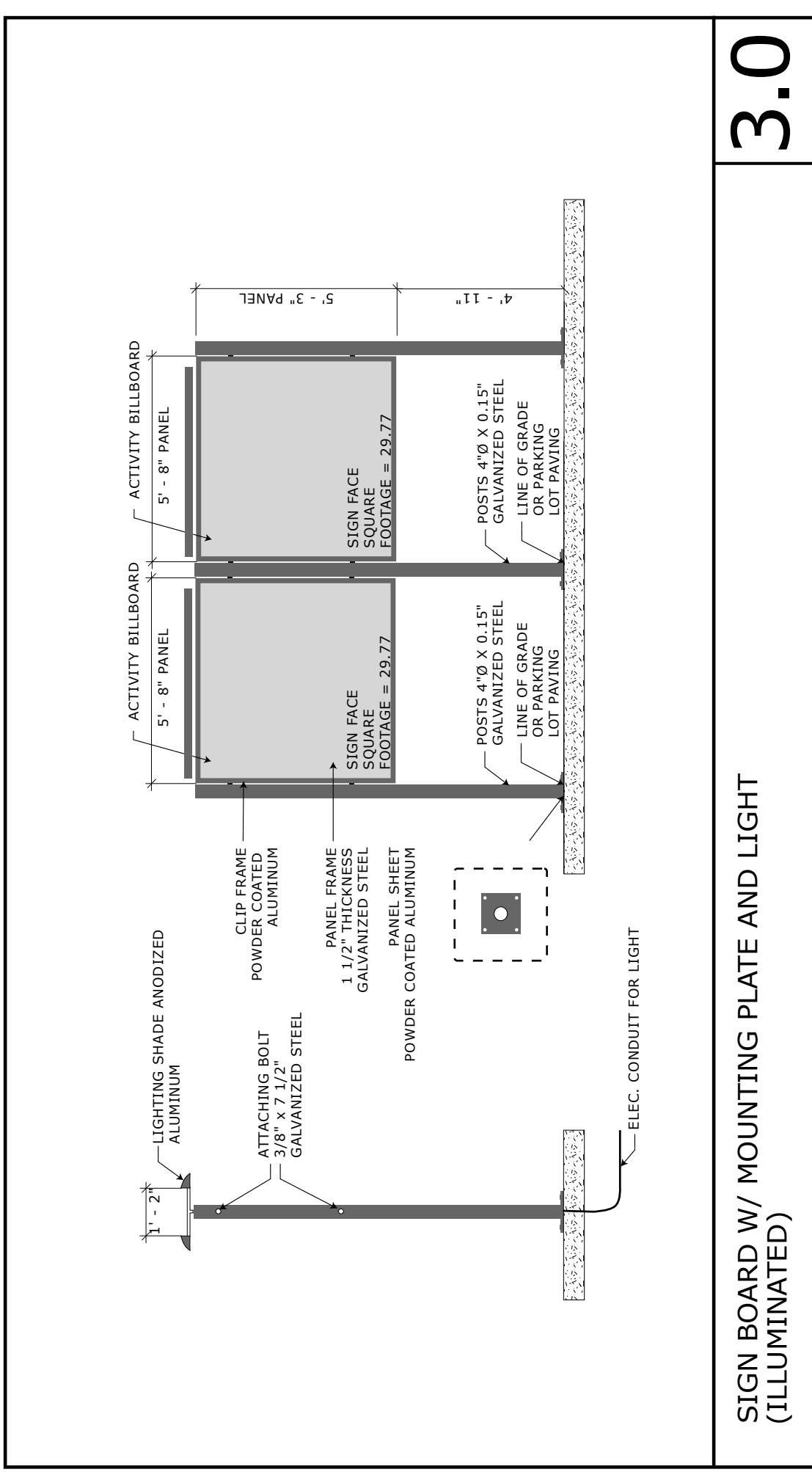
1.0

SIGN BOARD OUTDOOR WITH LIGHT (ILLUMINATED)



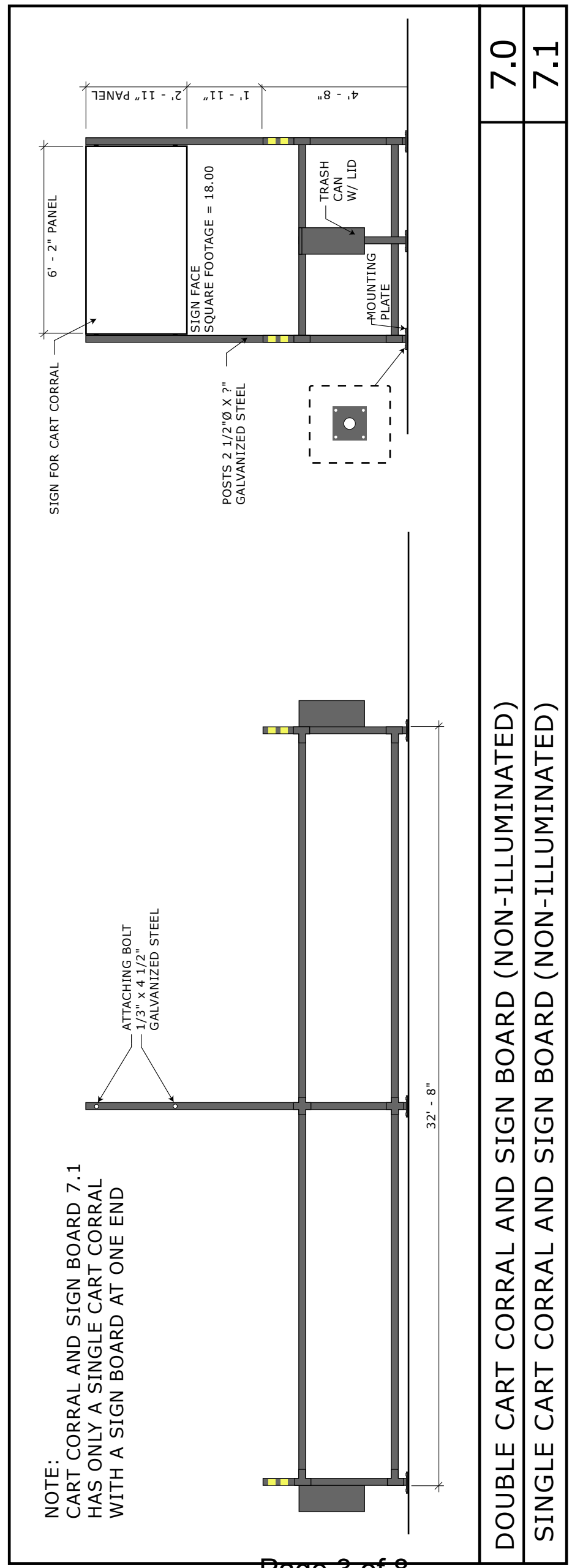
6.0

PARKING MEMORIZER (NON - ILLUMINATED)



3.0

SIGN BOARD W/ MOUNTING PLATE AND LIGHT (ILLUMINATED)



7.0
7.1

DOUBLE CART CORRAL AND SIGN BOARD (NON-ILLUMINATED)
SINGLE CART CORRAL AND SIGN BOARD (NON-ILLUMINATED)

A REAR SIGN BOARD IS USED IN SOME LOCATIONS

TOP VIEW

0.80 ALUM. FACES ATTACHED WITH COUNTERSUNK STAINLESS STEEL RIVETS (VINYL GRAPHICS TO COVER RIVETS)

SAGINAW GALVANIZED STEEL CONSTRUCTION:
-3" X 3" X .1875 STEEL TUBE FRAME
-1/2" THICK STEEL PLATES
-1/4" THICK STEEL GUSSETS

PAINTED MEDIUM GRAY

8.2
IKEA DIRECTIONAL/EXIT SIGN (NON-ILLUMINATED)
DETAIL

Notice to the public:
Except as permitted or otherwise approved and required by law, solicitation, distribution of literature, or any other activity prohibited by law is prohibited on this property.

1'-6" PANEL
2'-0" PANEL
4'-9"

8.5
NOTICE TO THE PUBLIC SIGN LOCATION TBD (NON-ILLUMINATED)
DETAIL

A REAR SIGN BOARD IS USED IN SOME LOCATIONS

TOP VIEW

0.80 ALUM. FACES ATTACHED WITH COUNTERSUNK STAINLESS STEEL RIVETS (VINYL GRAPHICS TO COVER RIVETS)

SAGINAW GALVANIZED STEEL CONSTRUCTION:
-3" X 3" X .1875 STEEL TUBE FRAME
-1/2" THICK STEEL PLATES
-1/4" THICK STEEL GUSSETS

PAINTED MEDIUM GRAY

8.1
IKEA DIRECTIONAL/EXIT SIGN (NON-ILLUMINATED)
DETAIL

1'-4" PANEL
1'-4" PANEL
4'-9"

8.4
FAMILY PARKING SIGN (NON-ILLUMINATED)
DETAIL

A REAR SIGN BOARD IS USED IN SOME LOCATIONS

TOP VIEW

0.80 ALUM. FACES ATTACHED WITH COUNTERSUNK STAINLESS STEEL RIVETS (VINYL GRAPHICS TO COVER RIVETS)

SAGINAW GALVANIZED STEEL CONSTRUCTION:
-3" X 3" X .1875 STEEL TUBE FRAME
-1/2" THICK STEEL PLATES
-1/4" THICK STEEL GUSSETS

PAINTED MEDIUM GRAY

8.0
IKEA DIRECTIONAL/EXIT SIGN (NON-ILLUMINATED)
DETAIL









Mounting to be Determined

1'
4'
9'-3" FROM SIDEWALK

TBD



GENERAL NOTES:
-INTERNALLY ILLUMINATED D/F CABINET
-ILLUMINATED BY LEDS
-600 WHITE LED EXAN FACES W/ VINYL GRAPHICS TO COVER LEDS
-STEEL MOUNTING PLATES, CABINET PAINTED NCS S 3000 N GREY
-RETAINERS PAINTED BLACK

8.3
IKEA DIRECTIONAL/EXIT SIGN - SUSPENDED LIGHTBOX (ILLUMINATED)
DETAIL

front	back
<p>The tag tells you a lot!</p> <p>Read both sides of the tag for details on the tag, such as the date, time, color, and size. The tag helps you shop on your own time.</p> 	<p>The tag tells you a lot!</p> <p>Read both sides of the tag for details on the tag, such as the date, time, color, and size. The tag helps you shop on your own time.</p> 
<p>Make a list to find things faster</p> <p>All you have to do is write down the things you want to buy. The list number or shop number is the location of each party tag.</p> 	<p>Make a list to find things faster</p> <p>All you have to do is write down the things you want to buy. The list number or shop number is the location of each party tag.</p> 
<p>Getting it home couldn't be easier.</p> <p>Put your items on the cart, and you're done. It's that easy. You can even get it home with a cart.</p> 	<p>Getting it home couldn't be easier.</p> <p>Put your items on the cart, and you're done. It's that easy. You can even get it home with a cart.</p> 
<p>It's OK, you can bring it back!</p> <p>Just bring your items back to the store. It's that easy. You can even get it home with a cart.</p> 	<p>It's OK, you can bring it back!</p> <p>Just bring your items back to the store. It's that easy. You can even get it home with a cart.</p> 

2.0
A

IKEA CUSTOMER INFORMATION SIGN PANEL
COMMUNICATION LAYOUT

front	back
<p>Welcome</p> <p>Open every day 00-00</p> 	<p>Welcome</p> <p>Open every day 00-00</p> 

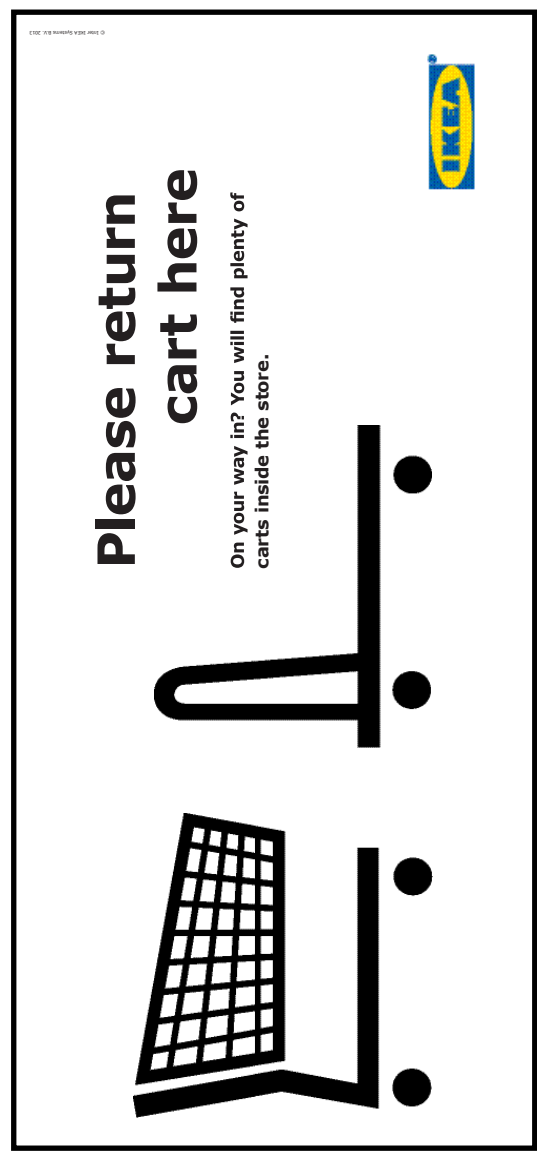
1.0
A

IKEA WELCOME/THANK YOU SIGN PANEL
COMMUNICATION LAYOUT

front and back

Please return cart here

On your way in? You will find plenty of carts inside the store.



7.0/7.1
A


IKEA CART CORRAL SIGN PANEL
COMMUNICATION LAYOUT

BACK NORTH

FRONT SOUTH


Home delivery
Starting at \$59

If you need help getting things home, we can help. We'll bring your packages directly to your home or business with home delivery or next day delivery to most areas.




Picking with delivery
Starting at \$99

Need a hand getting things home? We can help. We'll bring your packages directly to your home or office, and we'll take care of everything to your home or office.




Assembly
Starting at \$79

We can help you assemble your furniture, so you can get on with your life. We'll bring your packages directly to your home or business, and we'll assemble everything to your home or office.




Installation
Starting at \$99/cabinet

Professional installers can save you valuable time, and they'll make sure your furniture is installed correctly. There's a range of installation options to fit your needs. Installation is provided by an independent company.


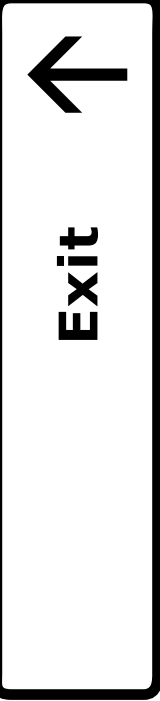


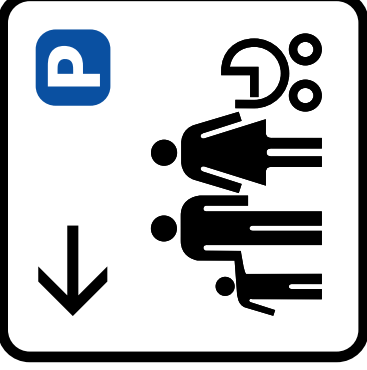
3.0
A

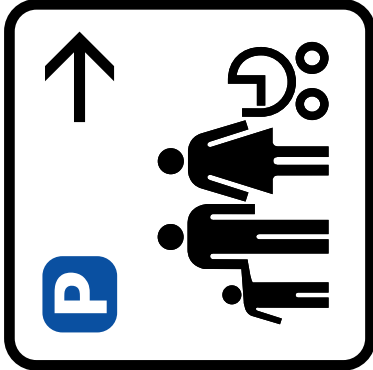
IKEA PROMOTIONAL SIGN PANEL
COMMUNICATION LAYOUT



<p>FRONT SOUTH</p> 	<p>BACK</p> <p>BLANK</p>	<p>TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT</p>	<p>8.0</p> <p>C</p>
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<p>NOT USED</p>	<p>TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT</p>	<p>8.0</p> <p>B</p>
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<p>FRONT SOUTH</p> 	<p>BACK NORTH</p> 	<p>TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT</p>	<p>8.0</p> <p>A</p>
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<p>FRONT</p> 	<p>BACK</p> <p>BLANK</p>	<p>TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT</p>	<p>8.4</p> <p>B</p>
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<p>FRONT</p> 	<p>BACK</p> <p>BLANK</p>	<p>TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT</p>	<p>8.4</p> <p>A</p>
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<p>FRONT</p> 	<p>BACK</p> 	<p>IKEA SUSPENDED LOADING ZONE SIGN (NON-ILLUMINATED) COMMUNICATION LAYOUT</p>	<p>8.3</p> <p>A</p>
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FRONT SOUTH		FRONT NORTH	
TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT		TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT	
8.1		8.1	
A		C	

FRONT NORTH		FRONT SOUTH	
TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT		TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT	
8.1		8.1	
B		D	

FRONT NORTH		FRONT SOUTH	
TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT		TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT	
8.1		8.1	
A		E	

FRONT NORTH		FRONT SOUTH	
TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT		TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT	
8.1		8.1	
F		H	

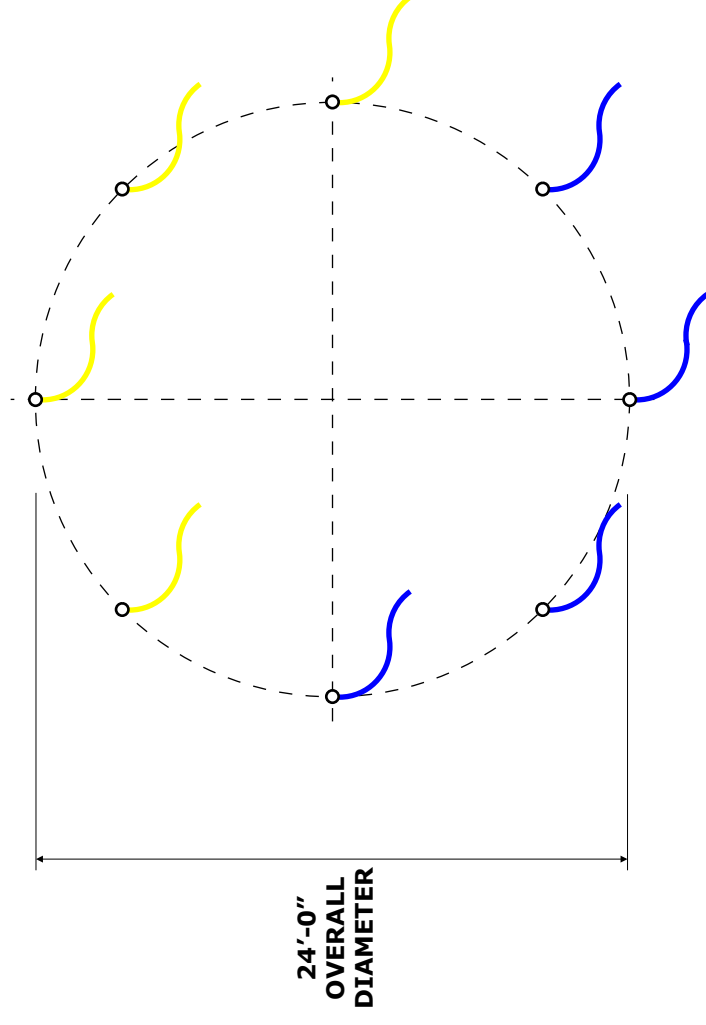
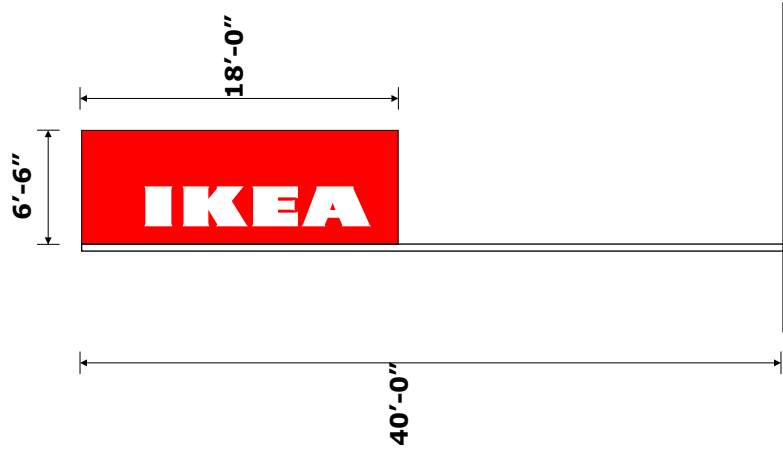
FRONT EAST		FRONT WEST	
TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT		TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT	
8.1		8.1	
E		G	

FRONT SOUTH		FRONT NORTH	
TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT		TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT	
8.1		8.1	
D		I	

FRONT SOUTH		FRONT NORTH	
TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT		TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT	
8.1		8.1	
I		F	

FRONT WEST		FRONT EAST	
TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT		TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT	
8.1		8.1	
H		G	

FRONT SOUTH		FRONT NORTH	
TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT		TRAFFIC DIRECTION SIGN PANEL COMMUNICATION LAYOUT	
8.1		8.1	
G		I	



POLE & FLAG ELEVATION

PLAN

Exhibit 2 – PUD Comparison Chart
VILLAGE SQUARE PARCEL A PUD

<i>The below chart illustrates the manner in which the proposed PUD zoning district deviates from the conventional district:</i>		
Element	Current PUD Zoning District	Proposed PUD Zoning District
Permitted Uses and Structures	<p>A maximum of 200,000 square feet of commercial/retail and office type uses shall be permitted:</p> <ul style="list-style-type: none"> i. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florists, gift shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts) and accessories, lumber and building supplies, and similar products and uses; ii. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 	<p>A maximum of 350,000 square feet of commercial/retail and office type uses shall be permitted:</p> <ul style="list-style-type: none"> i. Warehouses and retail and wholesale outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florists, gift shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts) and accessories, lumber and building supplies, and similar products and uses; ii. Off-street commercial parking lots and parking garages meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
Maximum Height of Structures	60 feet; provided, however, that height may be unlimited where the building is set back on all sides not less than one horizontal foot for each six vertical feet in excess of 60 feet.	Sixty (60) feet.

Exhibit 2 – PUD Comparison Chart
VILLAGE SQUARE PARCEL A PUD

<p>Signage</p>	<p>Because there will be multiple users on Parcel A, the developer may choose to construct: (i) up to one (1) double sided monument sign not to exceed 200 square feet each & 35 feet in height, at each entrance, with a minimum of 200 linear feet between each sign and/or (ii) one (1) double sided monument sign per out parcel use not to exceed fifty (50) square feet & fifteen (15) feet in height.</p> <p>**The above written description language was modified by the following condition contained in Section 2(a) of the 2002 PUD: “Notwithstanding any provision of the written description to the contrary, the signage at the entrance of Parcel A shall not exceed two hundred (200) square feet for one sign and seventy-five (75) square feet each for the other two (2) signs, and each outparcel shall be limited to one (1) sign meeting the dimensional requirements noted in the written description.”</p> <p>Wall signs are 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.</p> <p>One under canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under canopy sign shall be subtracted from</p>	<p>Signs meeting the following criteria shall be permitted:</p> <ol style="list-style-type: none"> i. One (1) ground mounted sign abutting Interstate 295 not to exceed 108 feet in height, with three (3) internally illuminated sign panels, each panel not to exceed 575 square feet in signage area, arranged in a triangle shape. ii. At each of the three (3) entrances to the Property, one (1) ground mounted illuminated entrance sign not to exceed twelve and a half (12.5) feet in height and 60 square feet in signage area. iii. Building wall signs and banners not to exceed twenty percent (20%) of the area of each building façade. Building wall signs may include internally and externally illuminated channel letter signs, externally illuminated seasonal sign panels that are changed out several times a year, and suspended illuminated light box signs. iv. Ground mounted commercial signs in the interior parking areas not to exceed eleven (11) feet in height and 175 square feet in signage area. The maximum total area of all commercial ground signs shall be 1,500 square feet. Ground mounted way finding signs in the interior site and parking areas may be eight (8) feet tall with the maximum area of any one sign to be twelve (12) square feet. The total area of all way finding ground signs shall not exceed 500 square feet. v. Up to twenty-four (24) flags on poles not to exceed forty (40) feet in height and 120 square feet in signage area per flag, installed in groupings or flag circles of up to eight (8) flags.
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Exhibit 2 – PUD Comparison Chart
VILLAGE SQUARE PARCEL A PUD

	<p>the allowable square footage that can be utilized for wall signs.</p> <p>Directional signs, real estate signs, and construction signs are permitted.</p> <p>Signs may be internally or externally illuminated.</p>	
Parking and Loading Requirements	The parcels will have agreements/easements which will permit cross circulation. 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.	In accordance with the Off-Street Parking and Loading Regulations as set forth in Part 6 of the Zoning Code, except as follows: the PUD modifies the requirement set forth in Section 656.607(b), provided there are at least two (2) pedestrian connections within the Property.
Vehicular Access	The proposed access points are shown on the Conceptual Site Plan Exhibit "E." The uses will have cross access agreements to share the access points. The shared access points will provide interconnectivity between the uses within the PUD. The final location and number of all access points is subject to the review and approval of the City traffic engineer and the City Planning and Development Department.	Vehicular access to the Property will be from Gate Parkway, substantially as shown on the Site Plan attached hereto as Exhibit "E." The design of the access points and internal roads as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval the Development Services Division.
Landscaping	Landscaping will be constructed and maintained in accordance with the requirements set forth in Part 12 of the Zoning Code except as described. The landscaped areas will allow for inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation. An eight (8) foot high berm with an eight (8) foot landscaped screen will be provided between Parcel A and Parcel C as shown on Exhibit "E."	<p>Landscaping will be constructed and maintained in accordance with the Landscape and Tree Protection Regulations as set forth in Part 12 of the Zoning Code, except as detailed herein.</p> <p>The PUD allows a modification to the following specific landscape and tree protection requirements:</p> <ul style="list-style-type: none"> i. A reduction of 20 percent from the Section 656.1214(c)(2) requirements, specifically, the VUA 55 foot radius and percent of shade trees, provided there is

Exhibit 2 – PUD Comparison Chart
VILLAGE SQUARE PARCEL A PUD

		<p>not an overall reduction of the landscape requirement within the Property.</p> <ul style="list-style-type: none"> ii. A reduction of 20 percent from the Section 656.1214(d) requirements, specifically, the number of required terminal islands and trees. iii. The relocation of interior landscape area trees may exceed the 20 feet VUA distance requirement as set forth in Section 656.1214(e), provided there is not an overall reduction of the landscape requirement within the Property. iv. Perimeter trees along the public right-of-way may be more than 75 feet apart to accommodate driveways, drainage or utility easements as set forth in Section 656.1215(a)(3), provided there is not an overall reduction of the landscape requirement within the Property. v. Eliminate the requirement for a landscaped island/median for driveways through the perimeter landscape area which exceed 36 feet in width as set forth in Section 656.1215(d).
Internal Compatibility	The uses will share access via cross-access agreements.	