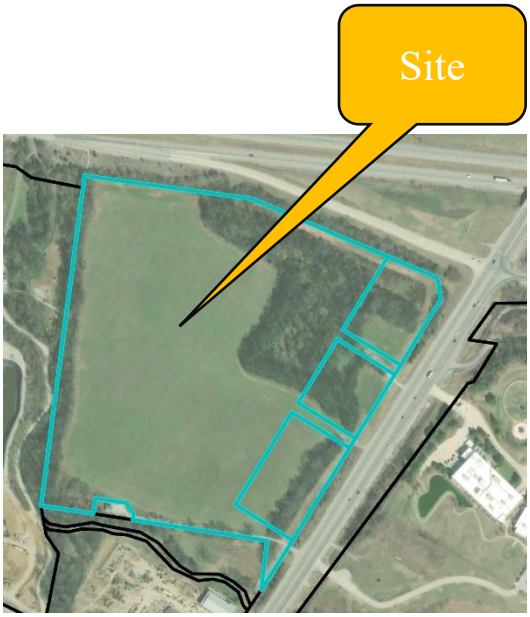
PROJECT: COSTCO SITE PLAN
LOCATION: 5001 MERCHANT LANE
SITE PLAN

INITIAL SUBMITTAL DATE: 6/18/2026
FINAL SUBMITTAL DATE: 10/2/2026



PROJECT REQUEST

The Costco Site Plan project consists of constructing one single-story discount shopping club building at 5001 Merchant Lane, which is Tract E within the Hatcher Cotton Subdivision located at 4521 Columbia Pike.

PROJECT DESCRIPTION

The applicant requests site plan approval for the development of one discount shopping club building, which is 168,244 square feet on a 24.64-acre site in the Community Commercial (CC) zoning district, located within the Hatcher Cotton Subdivision at 4521 Columbia Pike. The CC zoning district allows for a range of commercial activities that serve a community or several neighborhoods, as well as larger commercial businesses and should be in close proximity to major thoroughfares.

Included in the Site Plan submittal are the survey, existing conditions, site plan, truck turn plan, emergency management plan, grading plan, drainage plan, utility plan, EPSC plans, landscape plan, tree inventory and preservation plan, open space plan, irrigation plan, retaining walls plans, building elevations, and lighting plan.

Application Discretion

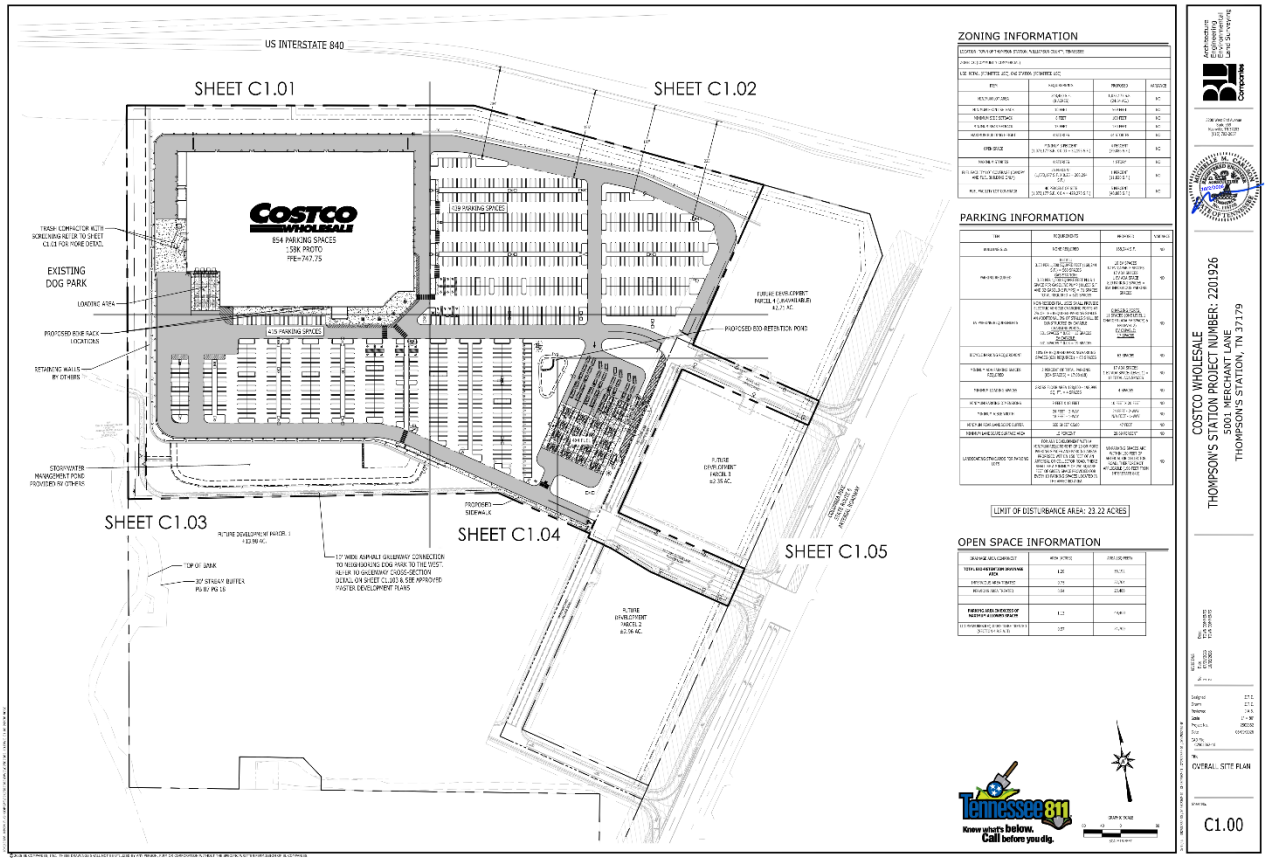
A Site Plan application is a non-discretionary decision for the TSPC. Site Plans are to be reviewed by Staff and approved by the TSPC, per Section 2.1 of the LDO. The TSPC shall review and make a decision to approve the Site Plan, to approve the Site Plan with contingencies, or deny the Site Plan. The TSPC serves as the Town's Design Review Commission, and as such, does have limited discretion regarding approval of architecture and site design, per LDO Section 5.2.1(c), to ensure that development reflects the Town's Character. Decisions shall be based on consideration of the following: the proposed development is consistent with the requirements of the LDO and other related Codes and Ordinances enforced by the town; the proposed development is in compliance with the Zoning District; and the proposed development meets all requirements or conditions of any applicable development approvals (e.g. self-imposed conditions, contingencies of approval of the vesting plan, etc.).

Analysis

This project is a 168,244 sq. ft. discount shopping club building with an accompanying 32-pump fuel station (11,655 sq. ft.) as a subordinate automotive use on the site. Access to the site is off Columbia Pike, per the three proposed access locations for the Hatcher Cotton Subdivision. The northernmost

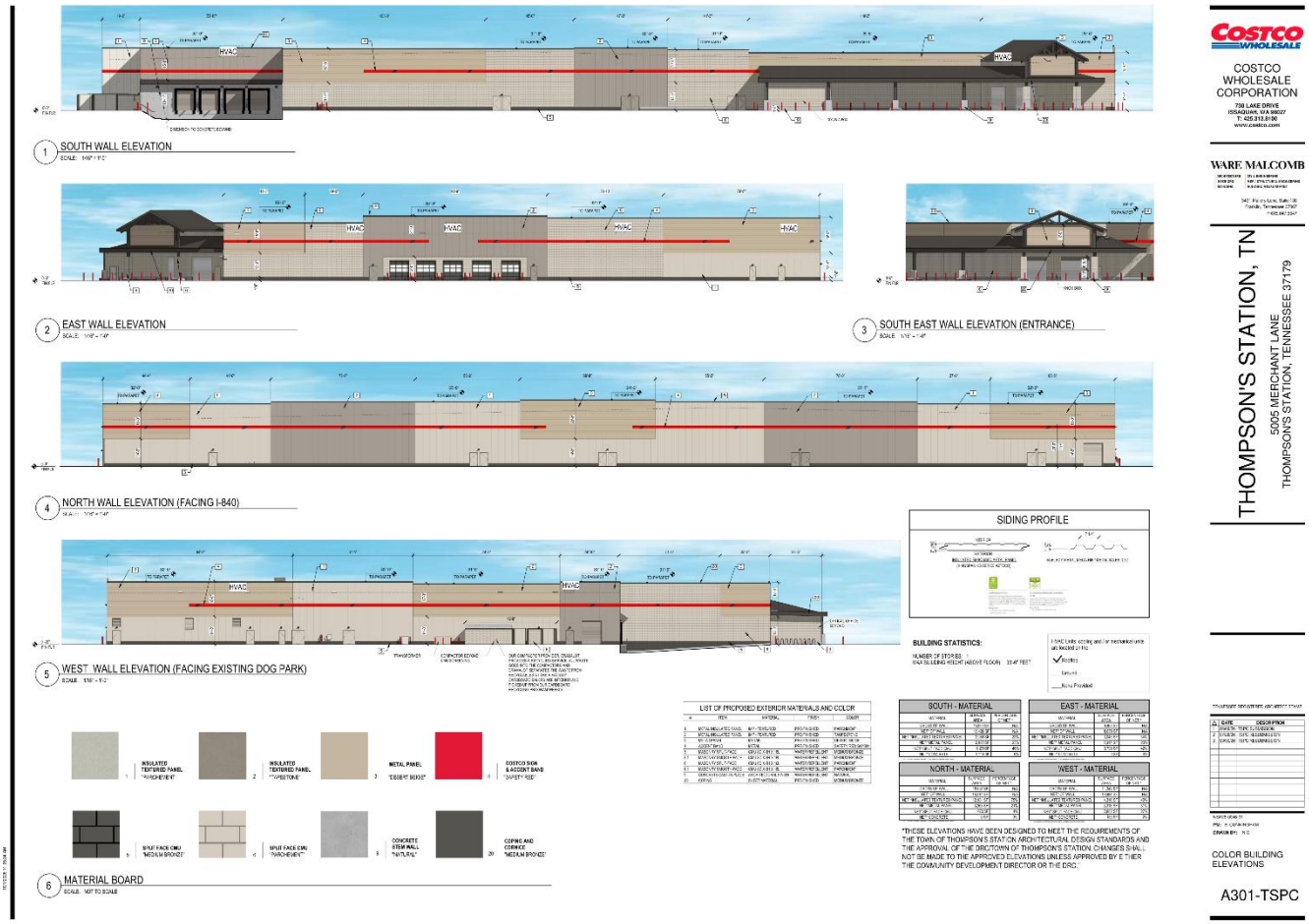
access is currently proposed with two ingress lanes and one egress lane that allows for right-turn movements only. The middle access is currently proposed as two ingress lanes and three egress lanes – two of which are left turn lanes, and the third which is right turn only; this access is proposed to be signalized and is under TDOT's review. The southernmost access is proposed as right-in, right-out (RIRO) only. The Town is still coordinating with the applicant for the Hatcher Cotton Subdivision and TDOT on all necessary reviews and approvals.

Additionally, a 10' wide asphalt greenway extension and trailhead to the dog park is included with the Site Plan, giving direct access from Columbia Pike to the dog park.



Site Plan

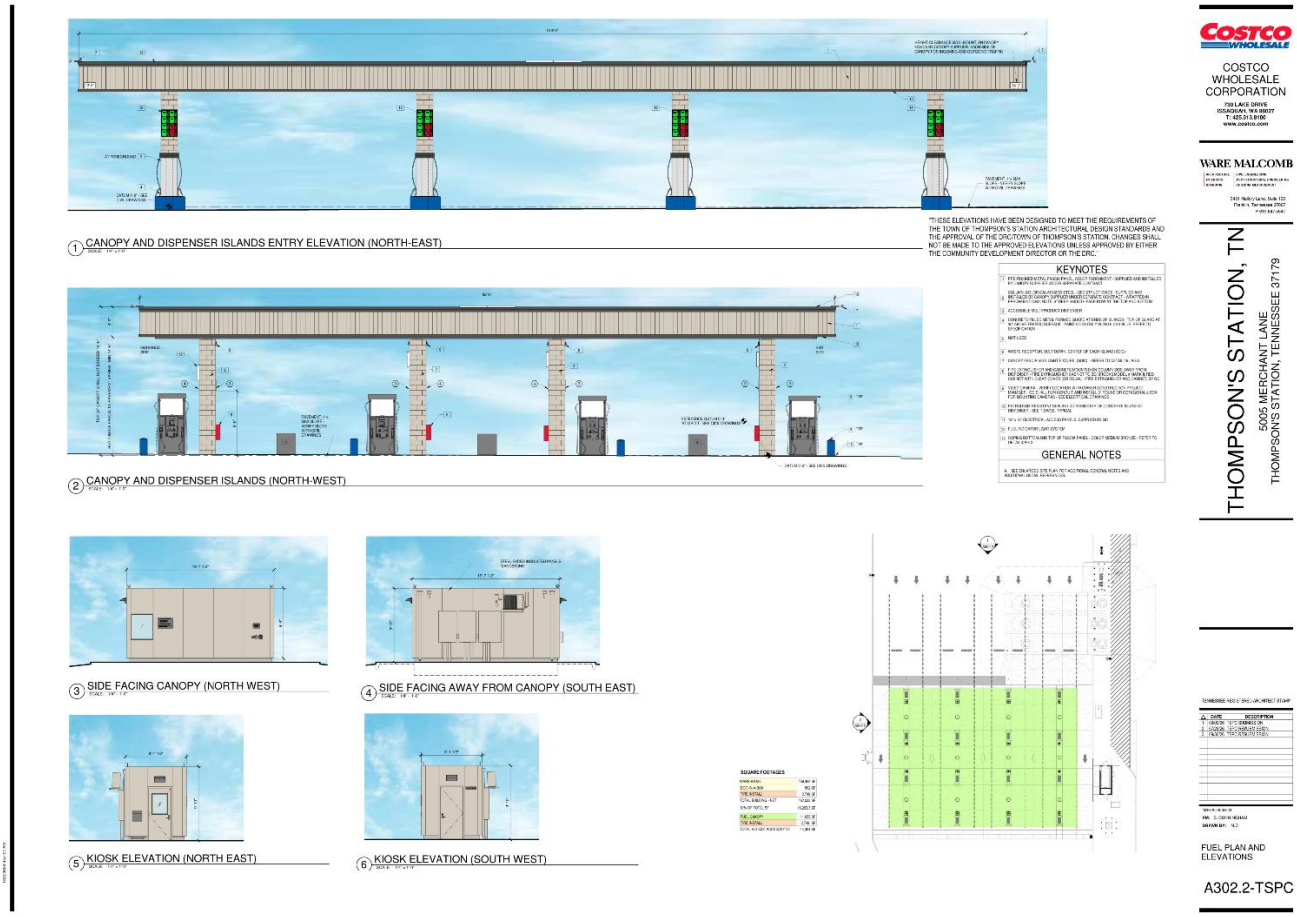
The site is required to meet the minimum requirements of the Land Development Ordinance (LDO), including meeting the requirements of Development Standards in Article 5. The Site Plan and Architectural Elevations for both the building and the fuel station are included for your review.



Building Elevations



Building Renderings



Fuel Station Elevations

The Site Plan provides 854 parking spaces, which is inclusive of 10 spaces served by an electric vehicle (EV) charging station, 1 EV ADA space, 17 EV Capable spaces, and 17 ADA Spaces. Per LDO Table 4-5: Required Parking Table, a minimum of 631 parking spaces are required in total. Because 854 parking spaces exceed 120% of the minimum parking, the applicant is required to ensure 50% of the parking area has low impact design (LID). The applicant has provided a bioretention pond, enhanced site landscaping, and paved greenway extension and trailhead connecting the site to the Town's dog park as LID elements. Low impact design effectively utilizes on-site spaces to mitigate impacts from parking lots and other impervious areas, such as runoff and the heat island effect. The provision of a bioretention pond, for example, is intended to assist with removing pollutants and provides native plants and grasses, among several other known benefits. Additionally, the proposed development will install a total of 415 trees, which exceeds the 308 trees required. These trees will be planted in tree islands, as buffers, and as street trees along new roadways, as well as along the greenway extension. The site will also provide over 60 bicycle parking spaces per LDO requirements.

A Transportation Impact Study (TIS) was not included for this Site Plan consideration because this discount shopping club building is included in the TIS submitted with the Hatcher Cotton Preliminary Plat, as the discount shopping club building is located on Tract E of the Hatcher Cotton Subdivision. Offsite improvements identified in the TIS will be required to be completed per the Highway 31 Corridor

Improvement Plan Agreement, as well as any contingencies associated with submittals for the Hatcher Cotton Subdivision.

RECOMMENDATION

Staff recommends approval of the Site Plan by TSPC, with the following contingencies:

1. The applicant shall address Staff comments (attached as Item 5c) from GeoCivix and shall meet the minimum standards of the LDO and other related regulations.
2. The applicant shall submit an updated plan set, incorporating Staff comments referenced in Contingency #1, prior to the issuance of the Land Development Permit.
3. The Final Plat for the Hatcher Cotton Subdivision shall be recorded prior to any Building Permit application may be accepted for the site.
4. Per Contingency #3 of the Hatcher Cotton Preliminary Plat approval, prior to any Building Permit being issued, the applicant [Hatcher Cotton Preliminary Plat] shall enter into the Highway 31 Corridor Improvement Plan Agreement to coordinate this development's share of work and/or cost for roadway and public infrastructure improvements with TDOT, the Town, and other applicable developments along the Highway 31 corridor as determined by Town Staff.
5. The Transportation Impact Study mitigation measures and offsite improvements for the Hatcher Cotton Subdivision, related to the development of this Site Plan, shall be finalized and agreed upon by Town Staff and incorporated into the Columbia Pike Corridor Plan prior to any Building Permit application may be accepted for the site.
6. Right-of-way and easement dedications shall be completed with Town Staff, when necessary.
7. The Site Plan shall be approved by the Williamson County Fire Marshal's Office prior to the pre-construction meeting(s).
8. The applicant shall enter into a Development Agreement with the Town prior to the Land Development Permit being issued.
9. All utility providers shall approve the plan set prior to pre-construction meeting(s).
10. The applicant shall provide documentation of all applicable state and federal permits prior to pre-construction meeting(s).
11. The landscape material shall be installed, per the approved Landscape Plan, prior to Certificate of Occupancy and the Town shall be provided with a copy of the 1-year warranty provided by the landscape installer.
12. After TSPC approval, the applicant shall contact Staff to set the pre-construction meeting for the issuance of the grading and infrastructure permits for this project.
13. This Site Plan shall become the approved construction documents for this project and shall be stamped for permitting by Town Staff after the pre-construction meeting.