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Staff Report to the Board of Trustees

Costco Wholesale Special Use Permit for Motor Vehicle Services for Lot 1 (Tire Center)

Prepared: 9/5/2025

Project: 2025-0718 - Costco Wholesale Special Use Permit for Motor Vehicle Services for Lot 1 (Tire Center)

Planner: Marcus LeVigne

Petitioner: Kayleen Burnett, Costco Wholesale Corporation

Project Representative: Larry Dziurdzik, The JNL Design Group, Inc.

Location: 9913 159th Street (Proposed Gas Station), 9915 159th Street (Existing Warehouse)

P.I.N.s: 27-22-120-007-0000, 27-21-200-009-0000, 27-12-200-011-0000, 27-12-200-012-0000

Parcel Sizes: Gas Station: 6 acres, Warehouse: 15.6 acres, Detention: 18 acres

REQUESTED ACTIONS

This specific agenda item only seeks approval for an Ordinance granting approval of a Special Use for Motor Vehicle Services for the existing Tire Center at Lot 1 in the Costco Planned Development in conjunction with the other improvements proposed at Costco Wholesale. Please see case number 2025-0348 for the Costco Planned Development, and case number 2025-0719 for the Zoning Map Amendment from COR – Mixed Use to BIZ – General Business.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0718 - Costco Wholesale Special Use Permit for Motor Vehicle Services, The Plan Commission recommends that the Board of Trustees **approves** a Special Use Permit for Motor Vehicle Services.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2025-0718, also known as Costco Wholesale Special Use Permit for Motor Vehicle Services for Lot 1 (Tire Center), I move to approve the Plan Commission Recommended Action as presented for this case.

AND

I move to adopt an Ordinance entitled: