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## **Staff Report to the Board of Trustees**

### **Costco Wholesale Special Use Permit for Motor Vehicle Services for Lot 2 (Gas Station)**

Prepared: 9/5/2025

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**Project:** 2025-0735 - Costco Wholesale Special Use Permit for Motor Vehicle Services for Lot 2 (Gas Station)

**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**

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This specific agenda item only seeks approval for an Ordinance granting approval of a Special Use for Motor Vehicle Services for the proposed Gas Station at Lot 2 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**

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Regarding Case Number 2025-0735 - Costco Wholesale - Special Use Permit for Motor Vehicle Services for Lot 2, the Plan Commission recommends that the Board of Trustees approves a Special Use Permit for Motor Vehicle Services.

### **BOARD OF TRUSTEES RECOMMENDED MOTION**

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Regarding Case Number 2025-0735, also known as Costco Wholesale - Special Use Permit for Motor Vehicle Services for Lot 2 (Gas Station), I move to approve the Plan Commission Recommended Action as presented for this case.

AND

I move to adopt an Ordinance entitled: