
Committee Resolutions

PLANNING & ZONING

P&Z-2011-003: RESOLUTION TO NOT OPPOSE COSTCO AT 7940 RICHMOND HIGHWAY

1. **WHEREAS** Costco has proposed building a new store at 7940 Richmond Highway on the site of the abandoned Multiplex Theater; and
2. **WHEREAS** The store will be positioned in the southeast portion of the site with the front door facing north; and
3. **WHEREAS** The loading docks between the east side of the store and Richmond Highway will be hidden by a fence and landscaping including trees; and
4. **WHEREAS** In an effort to manage the traffic additional lanes will be added to Richmond Highway, in particular two dedicated lanes for northbound drivers turning left into the site and an extra southbound lane for turning right onto Ladson Lane; and
5. **WHEREAS** In an effort to reduce the environmental impact of the development, the plans include a reflective store roof, cisterns to collect roof stormwater for use on the landscaping plants, and enhanced stormwater features in the parking lot to reduce the phosphorus load; and
6. **WHEREAS** The density is permitted under the current C-8 zoning but a Special Exception is required for the "big box" retail use since the floor area will exceed 80,000 sf; and
7. **WHEREAS** Development conditions can be added to a Special Exception; and the developer has agreed to three community requests:
 - 1) Preservation of the large tree on the southeast corner
 - 2) Dedicated pedestrian interparcel access to the Walmart on the north
 - 3) Parking lot and buffer plantings and trees will be selected in consultation with the County arborist,

- 2) Dedicated pedestrian interparcel access to the Walmart on the north
- 3) Parking lot and buffer plantings and trees will be selected in consultation with the County arborist.

END: MVCCA RESOLUTION P&Z-2011-003

THEREFORE, BE IT RESOLVED that the Mount Vernon Council of Citizens' Associations does not oppose the Special Exception to allow the construction of a Costco store at 7940 Richmond Highway, as *presented*, provided the Special Exception includes these three development conditions:

- 1) Preservation of the large tree on the southeast corner