

## EXHIBIT 7A

### PROPOSED COSTCO WHOLESALE

1255 E OGDEN AVENUE (CURRENTLY PART OF OGDEN MALL)

### RESPONSE TO STANDARDS FOR ZONING VARIANCE – PARKING LOT LIGHT POLES

Costco is seeking to redevelop a portion of what is currently known as “Ogden Mall” located at the NWC of Ogden Avenue and Iroquois Avenue. Section 6-14-4:3.2.5: “Exterior Parking Lot Lighting” of the municipal code allows a maximum pole height of 25 ft for a commercial district. Costco is seeking a variance from this standard in order to incorporate their standard fixture mounting height of 36.5 ft. This height is preferred for dual purposes in that it allows for the adequate lighting for the safety and welfare of our customers, as well as reduces the overall number of light poles in order to obtain the lighting coverage preferred. This also reduces the both costs in purchasing and installing, but also reduces costs as it relates to maintenance and cost in energy. It should be noted that the existing light poles and fixtures currently on the property are 40 ft high, which would result in the new 36.5 ft high Costco light poles being more compatible with the existing light pole heights and spacing that will remain on the rest of the Ogden Mall property. Furthermore the Costco light fixtures would be modern LED lighting whereby the light source/lens would not project below the fixtures as the current light fixtures do.

In support of the request, Costco provides the following responses to the standards for granting a zoning variance:

1. *The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and.*

The variance requested would be in harmony with the general purpose and intent of the Title, and the adopted comprehensive master plan. The parking lot lighting would still provide for required photometric standards, but would be doing so with fewer poles, and a more energy efficient light source. This would create fewer bright spots that are typical beneath the poles, and would be aesthetically more pleasing due to the number of parking stalls being provided. The parking lot lighting shall be designed so that it is deflected

away from adjoining properties and so that it does not impede vision of drivers along adjacent streets.

2. *Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and*

The applicant believes that the proposed variance allowing an increase in pole height provides for less hardships due to the overall parking lot area and configuration that would require 72 poles with 102 fixtures in order to meet the required photometrics using a pole height of 25 ft. In addition, the 25 ft high poles would create a distinct contrast in perceived light levels between the new poles and the existing poles that would be on the remainder of the Ogden Mall property due to the differences in pole heights. Granting the variance to allow the fixture heights to be at 36.5 ft would reduce the number of poles to 40, and the fixtures to 64, and the light poles would be more compatible with the existing light poles that will remain on the adjacent Ogden Mall property.

3. *The variance if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

Due to the overall size of the parcel area of 18.95 acres, and the height of the existing light poles that this project would be replacing, the variance to allow pole heights of 36.5 ft will not alter the essential character of the neighborhood, and nor will they be a substantial detriment to adjacent properties.