



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** April 14, 2026

**Reference:** Hold a public hearing and consider approval of Planned Development- 296 Revised-Light Industrial (PD-296R-LI), a zoning change request from PD-296-LI (Planned Development-296- Light Industrial) and LI (Light Industrial) to PD-296R-LI (Planned Development-296 Revised- Light Industrial) to add a parking lot south of the existing Planned Development and update the existing Site Plan for a new 37,699- square foot 3 story professional office building on approximately 13 acres of land located on the west side of Creekview Drive, approximately 525 feet north of Bethel Road.

### **2040: Create Business and Innovation Nodes**

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#### **Introduction:**

This agenda item is to consider an expansion of the Samaritan’s Purse site on Creekview Drive. With the expansion there are two main changes:

1. The construction of a new three-story building on the northern portion of the lot; and
2. The construction of a new parking lot.

#### **Background:**

##### *New Building:*

Samaritan’s Purse will be constructing a new three-story building that will be just under 46-ft in height. The elevations show that most of the building will be brick with a small portion of it to be stucco. The new building’s first floor will contain a large breakroom, an area for staff devotions for 70 people and guest training. The second floor will house their 30 Information Technology staff and the third floor is for future growth. Due to the location of the new three-story building on the northern portion of the lot, it is necessary for Samaritan’s Purse to eliminate some of the existing parking spaces and relocate the fire lane.

##### *New Parking:*

In order to accommodate the new building, the parking associated with the new building and the parking that was lost to the new building footprint, a new parking lot area will be constructed south of the existing lot. The new parking lot is the second main change. The applicant is platting some land to the south to accommodate the required parking. In total 60 existing spaces will be removed and 176 spaces added back for a grand total of 399 spaces on site. This additional parking will help accommodate volunteers during the busy season.

*Landscaping and Tree Mitigation:*

Staff will be working with the applicant for tree placement along Creekview Drive, since there is a major gas easement that runs parallel to the street. Staff is requesting a condition that would allow staff to administratively approve any landscaping changes to the easement area.

The new parking area will require the existing trees to be removed. The mitigation fees for the removal of these trees is approximately \$110,000 - \$150,000, which will need to be finalized after the health inspection/appraisal of a 40” tree is completed. Per the Tree Preservation Section of the *Zoning Ordinance*, any tree over 40-caliper inches is deemed historic and requires City Council approval to be removed. The tree survey lists that tree as declining in health.

The applicant is requesting that the fees for the tree mitigation be waived. There was a request for a waiver of the tree mitigation fees during the development of the existing Samaritan’s Purse building, but that request was not approved by City Council.

**Benefit to the Community:**

Samaritan’s Purse offers volunteer and career opportunities.

**Legal Review:**

The City Attorney was present at the March 19, 2026, Planning and Zoning Commission Meeting.

**Fiscal Impact:**

N/A

**Recommendation:**

The Planning and Zoning Commission (6-0) recommended APPROVAL of the request subject to the following PD conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. A replat is required to be approved prior to engineering review and recorded prior to building permit.
3. If tree mitigation fees are not waived, that the mitigation fees be paid prior to plat recordation.
4. Allow staff to administratively approve any changes related to the landscaping in the 30-ft gas easement.
5. All signage must comply with City ordinances.
6. A downstream drainage analysis will be required in order to determine whether stormwater detention is needed.