



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: January 8, 2019

Reference: Consider approval of an Ordinance for PD-296-LI, to approve a Detail Site Plan to allow an approximate 85,220 square foot office warehouse building and authorizing the Mayor to Sign.

2030: **Business Prosperity**

Executive Summary:

Samaritan's Purse recently purchased the property and plan to construct an 85,220 square foot office/warehouse building.

Introduction:

This proposal is to construct an 85,220-square foot office/warehouse building, which will be used as a staging location for Operation Christmas Child. This portion of the operation will see an influx of volunteers come to this location in late November to assist in the packing and shipping of these Christmas boxes. This facility will also be the headquarters and staging ground for North American Ministries, a domestic disaster relief group that deploys to areas impacted by natural disasters. Approximately 77,000 sf will be used for warehousing goods and the remaining 8,300 sf will be used for offices.

Analysis:

On December 11, 2018 the City Council unanimously approved this request, subject to the P&Z conditions which have been incorporated into the ordinance.

On November 15, 2018, the Planning and Zoning Commission unanimously recommended APPROVAL of PD-296-LI, Samaritan's Purse, subject to the following conditions:

1. Additional comments may be generated upon detail engineering review and building permit.
2. All landscape areas shall be irrigated.
3. Tree mitigations fees shall be paid, and a tree removal permit shall be required prior to the removal of any trees.
4. All signage must meet ordinance requirements.
5. Approve the following variances to the landscape ordinance:
 - a. To allow trees planted outside of the 15-ft landscape setback along Creekview Drive as shown.
 - b. No screening shrubs along the west property line adjacent to the parking area.
 - c. To allow the existing 27 trees within and additional 9 trees just outside of the western setback to account for the 36 required trees.

Legal Review:

The City Attorney reviewed this ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommended *Approval* of PD-296-LI, Samaritan's Purse, subject to the conditions listed.

Attachments:

1. Ordinance
2. Exhibit "A" - Legal Description
3. Exhibit "B" – Detail Site Plan
4. Exhibit "C" - Landscape Plan, Tree Survey & Mitigation
5. Exhibit "D" – Elevations & Signage
6. Exhibit "E" - Rendering