



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 7, 2021

Re: *Eastport Centre Plat 2-A* Lots 10, 11 & 12 Rezoning (Case #123-2021)

Executive Summary

Approval of this request would result in three existing lots being rezoned from a combination of M-C and PD to M-BP.

Discussion

Allstate Consultants (agent), on behalf of EquipmentShare.com, Inc. and Premiere Industrial Properties LLC, (owners), seeks the rezoning of *Eastport Centre Plat 2-A* Lot 10, Lot 11 & Lot 12 from M-C (Mixed Use-Corridor) and PD (Planned Development) to M-BP (Business/Industrial Park). The approximately 18.57-acre property is generally located east of Port Way and south of Bull Run Drive and addressed 5710 Bull Run Drive. The intent of the request is to develop the site as the campus for EquipmentShare's world headquarters.

In addition to the rezoning request, the applicant has submitted a concurrent request to vacate the previously dedicated right of way (ROW) contained within a portion of Burnside Drive lying between Lots 11 and 12 of *Eastport Centre Plat 2-A* (Case #133-2021). Council directed staff to proceed with the preparation of the concurrent vacation ordinance at its May 3, 2021 meeting.

The proposed rezoning would allow the development of the site as a business park and, per the applicant, the intent is to combine the existing lots and develop the area with a corporate headquarters for the EquipmentShare business. A conceptual site plan has been submitted that illustrates how the site may be developed if the rezoning is approved.

The Planning and Zoning Commission considered this request at their May 6, 2021 meeting. Staff presented its report and the applicant gave an overview of the request. One individual from the surrounding residential neighborhood who was associated with an HOA spoke and voiced support for the request.

The Commission inquired if there would be any renting of equipment from the site (equipment rental is not permitted in M-BP). Following additional discussion, a motion to approve the rezoning of the site to M-BP passed (7-0) with one recusal.

The Planning Commission staff report, locator maps, zoning graphic, C-P ordinance #16976 (8-6-01), PZC minutes (7-5-01), C-P plan (7-5-05) and minor amendment (10-3-05), design parameters (7-5-05), conceptual site plan, and meeting minute excerpts are attached.



Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
8/06/2001	Approved annexation and C-P & C-3 zoning (Ord. #016976)

Suggested Council Action

Approve the rezoning from M-C and PD to M-BP as recommended by the Planning and Zoning Commission.