

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**April 4, 2024**

**Case Number 111-2024**

**A request by Engineering Surveys & Services (agent), on behalf of Last Enterprises, LLC (owner), for approval to rezone 2.01 acres of property from the M-C (Mixed Use - Corridor) district to the IG (Industrial) district. The subject site is located approximately 500 feet south of the intersection of Vandiver Drive and Westfall Drive and includes the address 1801 Westfall Drive.**

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the requested rezoning to IG.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any members of the Commission have had contact with parties outside of the public hearing, please disclose so now. Seeing none. Are there questions for staff? Seeing none. We will open the public hearing.

**PUBLIC HEARING OPENED**

MS. GEUEA JONES: Who is here to speak today? For those who haven't been here before, please state your name and address for the records, and we do six minutes for groups and three minutes for individuals.

MR. ROSS: Hi. My name is Benjamin Ross; I'm a civil engineer with Engineering Surveys & Services. I'm here representing the applicant, and I have a few slides to show. But I think David did a really good job explaining the request. Here's a picture of the property, and we are -- it's M-C. We're asking for IG zoning, which would allow manufacturing and warehousing. The IG zone has a lot of protections for the surrounding property owners. Here's a little bit of the permissible use table, and you can see the IG column, we circled it with a P around it for storage and wholesale distribution, which is not allowed at all in M-C. And then the definition of storage and wholesale is there, so you can see it's just basically products come in, they stay for a little while and they go out to the community in smaller vehicles. It's important to notice that this is -- it's really light industry because heavy industry is a conditional use, so we're only talking light industry, and some of the protections that are already provided for for the neighbors by the Uniform Development Code, you know, you cannot have smoke coming out of your building. There is no dust or fly ash or any other, like, particles flying around. Vibrations can't be felt at the property line, and noise cannot be over certain limits at the property line. You can see the different decibels at the different octave bands. And to kind of put that in perspective, you mentioned there's

several car dealerships to the -- to the west of us. And the new electric vehicles are very quiet. In fact, they're so quiet that they're -- they're dangerous, and the federal government required the manufacturers of these electric vehicles to make them louder. And they have to be at least 43 to 64 decibels loud when they're driving slowly, like at 30 kilometers per hour or less. So a car in the neighbor's car lot electric vehicle would be noisier than the allowed sound coming from an IG use at the property line. So I thought that was just an interesting way to appreciate the sound that's very limited by the Uniform Development Code. So I want to talk a little bit more about the -- the building. You can see in the picture it's got three loading docks, it's got a large parking lot, bigger than I think they'll need. It's currently occupied by a bank back -- or call center type use. It's only two acres, so that kind of limits what can be done with the property. The building is 24,000 square feet, 104 parking spaces. This is the floor plan of the existing layout, so 6,000 square feet is warehouse today, 18,000 square feet is office, and we're trying to rezone the entire property, of course, so the entire 24,000 square feet can be used for IG uses. And like David said, it was originally a furniture store, and uses change over time. Now here's a picture inside the warehouse. It's actually rented by Veterans United, and they have a bicycle event, and they store their bikes here. The building, it's a pre-engineered metal building, and it only has a 12-foot ceiling height. And for industrial type uses, that's a pretty low height, so the building is fairly limited on what can go in there, which I think is fine for this area. It's got large spans, so it is flexible. Here's a picture of the office space, 18,000 square feet. The day I was there, there were very few people in there. Neighbors Bank is the tenant, and that's basically a Veterans United use, but you can see how they have very little ceiling and the cubicles and stuff, all that could be moved out to make space for use for other purposes. Here's a picture of the back of the building. They have a little patio and barbecue, and then there's the neighbor's car lot to the west is Joe Machens. So I want to talk just a little bit about the neighbors and the neighborhood, and how I think this rezoning would fit with the neighbors. So the yellow box is the property. It's got good access to I-70. Pretty intensive area with lots of big parking lots and big buildings. The zoning, as David described, it's M-C. There is the IG use across -- diagonally across the street. The neighbor to the site is an IG zoning, and we want to do the exact same thing that they're doing in that building in ours. There's lot of IG along the corridor of I-70 and kind of going up towards the Route B area on the east side, and there's other distribution uses, you know, as neighbors. Here's the -- this is the Sara Lee bread distributor factory, or it's not really a factory, this is a distributor -- storage and distribution. And you can see they've got a couple of loading docks on the right side of their building, and then they've got overhead doors where their smaller trucks load up and go out to take their -- their bread to the different stores where it's sold around Columbia. So that's IG use diagonally across the street. The neighbor to the north is Columbia Appliance, and they actually have two different buildings. This building is the northern one, and it's really a warehouse, so you can see some of their products stored in that building. The next building to the south, which is the direct neighbor, is more of a showroom, but that has a loading dock, too, so that's where their -- you know, their customers can come in. The day I was out there taking these pictures, they had delivery truck back in off of the road to the loading dock, so there is

quite a bit of truck usage in this area today. The neighbor to the south is Bopp Collision Center, and they've got a loading dock, as well, and they do vehicle repair, and you see some of their vehicle storage on their lot. That's kind of to the south of us. The neighbor to the east is the Ford Restaurant Supply, and their -- their website does describe it as a warehouse, and you see they've got their -- deliver doors there. And they've got three trucks parked on their site. So again, lots of warehousing and distribution going on in the neighborhood today. There's lots of examples where IG is next to an M-C use, and these are all successful businesses in Columbia. For example, the Machens -- or not Machens, but McCosh Chevrolet on Business Loop. It's got a lot of warehouses immediately next to it. Other ones like Walt's Bike Shop is next to Logboat Brewery. I'm not sure why I picked that one, but I know both of those places. So there's lots of good neighbors, you know, the UDC protects the neighbors with IG zoning. I would be happy to answer any questions.

MS. GEUEA JONES: Are there any questions for this speaker? Commissioner MacMann?

MR. MACMANN: Thank you. I have no problem with IG here. What are you guys putting in there?

MR. ROSS: Well, they have an existing tenant, and I'm not sure if you heard, but Veterans United just recently bought a really big building from the City and the one in Industrial Park.

MR. MACMANN: Yes.

MR. ROSS: And there's a chance that they might be moving out and will look for new people to come in, and I know there's a tenant that they've been talking to that would be a food distribution use, so just like the Sara Lee.

MS. GEUEA JONES: Any other questions? Commissioner Loe?

MS. LOE: This may be more a question for staff than yourself, but the photographs show the chain link fence between this property and Machens.

MR. ROSS: Right. That's their fence.

MS. LOE: I was looking at the buffering requirements between mixed use and IG, and it's A3. I was wondering if you could -- are we requiring, if this is a rezone, that they provide that buffering?

MR. ZENNER: It's a preexisting use. It would only be required to be installed if the building were reconstructed. So, no, there is no buffer between the two, and there is no intention because we're not doing a reconstruction at this point.

MS. LOE: Thank you.

MS. GEUEA JONES: Any other questions? Commissioner MacMann?

MR. MACMANN: Might I follow up on Commissioner Loe's questions?

MS. GEUEA JONES: Do you want to hold it till we get to discussion?

MR. MACMANN: That would be fine.

MS. GEUEA JONES: Thank you. Anyone else, questions for this speaker? Seeing none. Thank you. Are there any --

MR. ROSS: If you think of anything else, I'll come back up.

MS. GEUEA JONES: Appreciate you. Any other members of the public here to speak on this case? Seeing none.

**PUBLIC HEARING CLOSED.**

MS. GEUEA JONES: We'll go to Commissioner comments. Commissioner MacMann?

MR. MACMANN: Thank you. This is a question for Mr. Zenner. Because it is existing, no current buffer requirements. Is there a threshold, like, it's too bright, it's too noisy?

MR. ZENNER: The installation of screening and buffering standards would normally be related to a change -- a more significant change of use or reconstruction. So at this point, given that a light industrial use is required to be contained 80 percent interior to a building, we would have to wait to determine if --

MR. MACMANN: It was just a hypothetical, I knew that. And then I don't foresee an issue, but I'm wondering is there a boundary for us? Is there a limit or something?

MR. ZENNER: Typically, I mean, we would look at something that was a change -- a significant change in use that would create a use intensity incompatibility. A shipping and receiving business I don't believe will generate that. If it was a true manufacturer for widgets or something else, I think that that would be a slightly different scenario.

MR. MACMANN: All right. That's -- that's -- this is one of the reasons I asked if they had a client in mind. Thank you. We'll stop going down that rabbit hole.

MS. GEUEA JONES: Thank you. Are there any other commissioner comments? Seeing none. Would anyone like to make a motion on this case? And could we get back to the staff presentation with the -- thank you. Commissioner MacMann?

MR. MACMANN: I have a motion, if none of my fellow commissioners -- Mr. Stanton, do you want to do this?

MR. STANTON: Huh?

MR. MACMANN: Sorry. I didn't mean to step on you there.

MR. STANTON: No. I was saying go ahead, proceed.

MR. MACMANN: Okay. Thank you. Thank you. I have a motion. In the matter of Case 11-2024, 1801 Westfall Drive rezoning from M-C to IG, I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Approval has been moved by Commissioner MacMann; seconded by Commissioner Stanton. Are there any -- is there any discussion on the motion? Seeing none. Commissioner Carroll, when you're ready, may we have a roll call?

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Geuea Jones, Ms. Placier, Mr. Ford, Ms. Loe, Mr. Stanton, Mr. Dunn, Mr. MacMann, Ms. Carroll. Motion carries 8-0.**

MS. CARROLL: We have eight votes to approve. The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.