

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

COLUMBIA CITY HALL COUNCIL CHAMBER

701 EAST BROADWAY, COLUMBIA, MO

MAY 6, 2021

Case Number 123-2021

A request by Allstate Consultants (agent), on behalf of EquipmentShare.com, Inc. and Premiere Industrial Properties LLC (Owners), for a rezoning of Eastport Centre Plat 2-A, Lot 10, Lot 11 and 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 a campus for EquipmentShare's world headquarters.

MS. LOE: May we have a staff report, please?

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the requested rezoning from PD and M-C to M-BP.

MS. LOE: Thank you, Mr. Smith. Before we move to staff questions, are there any Commissioner recusals on this case? Mr. Stanton?

MR. STANTON: Madam Chair, I'm going to recuse myself. I'm currently into some business with EquipmentShare, so I'm going to recuse myself.

MS. LOE: Thank you, Mr. Stanton. Anyone else? All right. I'm going to move on to ex parte. Has any Commissioner had any ex parte related to this case? If so, I would ask that you please disclose that now so all Commissioners have benefit of the same information on the case in front of us. Seeing none. Are there any question for staff? Ms. Burns?

MS. BURNS: Thank you. Mr. Smith, could you go back to the site plan, please.

MR. SMITH: Sure. There you go.

MS. BURNS: And I'm so glad that this is available. One question I had, there will be no storage of equipment on this property -- large equipment?

MR. SMITH: There will be none. I -- I don't know if that's necessarily the case. No -- no rental permitted uses are allowed there. Right. Rental is not a permitted use there. If they wanted to put something out there as a display for their business, you know, we rent this type of equipment, I don't know if I could answer if that would be considered rental or if it would just be advertising. I'm not -- that I couldn't -- I can't guarantee.

MS. BURNS: Would that be under the 45-foot requirement for height for the piece of equipment?

MR. SMITH: Oh. That's a very good question. That would -- it would probably be more of a temporary structure, so I don't know if it falls under -- under that.

MS. BURNS: Okay.

MR. SMITH: I would -- I will look into that. The -- I believe they have representatives from the ownership. They might be able to answer that better.

MS. BURNS: Thank you.

MS. LOE: Additional questions for staff? Seeing none, we will open the floor for public comment.

PUBLIC HEARING OPENED

MS. LOE: We do limit you to three minutes, six minutes if you're representing a group. Please give your name and address for the public record.

MR. BOLTON: I'm going to adjust the microphone here so you guys can hear me. Thank you, members of the Commission. My name is Wes Bolton with Allstate Consultants, 3312 Lemone Industrial Boulevard. I'm here on behalf of EquipmentShare to present this rezoning application to you. One of the owners, Jabbok Schlacks, is here as well, representing EquipmentShare. I won't belabor the point. Staff did a great job of presenting the project. EquipmentShare has been in the community since 2014. They've been at this location since 2019. A little background on them. They currently have 316 employees here in Columbia, and 2,200 nationwide. Their average salary is \$60,000, and since January 1st, 2020, they've added 161 jobs in Columbia and 1,500 jobs nationwide, so they're a very fast-growing

company. They're very excited about expanding their corporate headquarters at this location. They do have a worldwide presence, but really want to stay here in Columbia, hence the reason for this request. We were excited to present the concept plan to you. It's something that's been in the works for a long time, and we think it's good to be transparent with what is actually intended on the site. A lot of work has gone into this plan and we anticipate the site developing in a similar fashion to this plan. We've worked with staff for some time related to what EquipmentShare wants to do with the property, and sort of came together on this M-BP zoning. We really feel like it's a really good fit for what Equipmentshare does. It has the same constraints that we're already committed in PD. It makes it even a little smaller box, but everything EquipmentShare wants to do fits in that box, so we think it's a really good fit. We did meet with the neighbors. We sent letters out to everyone within 200 feet as the City does, but we also contacted a wider net, spoke with representatives from Eastport Village, as well as the county neighborhood association off of Grace Lane, had some good phone conversations and had an open neighborhood meeting at EquipmentShare's facility. Didn't receive any negative comments whatsoever. All the neighbors actually seemed excited that a less intensive development was coming in rather than something like heavy commercial, which is currently allowed. So we didn't get any negative feedback or make any tweaks based on that because everyone was on board -- that we talked to was on board with what we were doing. As far as the request, you know, we feel like it's -- it's a less intensive use. We're really taking a lot of those heavy commercial uses off the table, and like I said, this is a smaller box, but what EquipmentShare wants to do at this site will fit into it. As far as the specific uses, I want to be clear that we're not proposing industrial uses. The -- the research that will be done will be prototyping, mostly inside the technology development center, as you can see, to the east. There could be some minor equipment storage on site, such as display or things that are being prototyped at the technology development center, but this is not a retail establishment. We are not going to be distributing equipment out of here, selling equipment out of here. This is strictly their corporate headquarters. They have other facilities that are involved in the manufacturing and the distribution. That will not be this facility. So thank you for your time. I'd be happy to answer any questions you have.

MS. LOE: Thank you. Are there any questions for this speaker? I see none. Thank you.

MR. BOLTON: Thank you.

MS. LOE: Any additional speakers on this case?

MR. NOVAK: Hi. My name is Jacob Novak; I'm one of the board members for the Eastport HOA. I live at 204 Bay Pointe Lane here in Columbia, Missouri. When Ashley Furniture left, the fence was in pretty bad disrepair -- the eight-foot fence that is supposed to shield us. I think it maybe had 60 percent opacity at that time. The first thing EquipmentShare did was actually come in and fix the fence completely. They completely replaced it. They have been a great neighbor so far. And the HOA, we didn't receive any comments that were negative from the EquipmentShare meeting. And also most -- I think a few or a lot of our residents went there to see what was up, see what was happening, and I understand EquipmentShare doesn't need to notify the neighborhood. So we were very grateful that they actually notified the HOA board so we could have the whole of our -- you know, our Eastport Village go to that. So overall we are in support of this. We hope that it does, when this fully develops, that it will bring other businesses in the area. It will make our neighborhood better walkable to your jobs -- well-paying jobs. And we also support actually getting rid of the Burnside request, but that's not attached to this. We'll go to Council for that one. But if you had any questions for the Eastport Village HOA, I'd be happy to answer them or anything like that.

MS. LOE: Thank you. Are there any questions for this speaker? I see none. That you, Mr. Novak.

MR. NOVAK: I appreciate your time.

MS. LOE: Any additional speakers on this case? Seeing none, we'll close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commission comment? Ms. Russell?

MS. RUSSELL: Well, if there are no comments -- Mr. MacMann, did you have one?

MR. MACMANN: I just -- I have a request for our guests this evening. In the time of Covid, if you guys could lean in a little bit closer to the microphone. Some of you all are fading in and out. I know it's a bit of a pain, but if you could put it up to your mouth and lean in, that would be great. Thank you, Ms. Russell.

MS. RUSSELL: In the case of 121 -- 123-2021, Eastport Centre Plat 2A, Lots, 10, 11, and 12 rezoning, I move to approve the requested rezoning from PD and M-C to M-BP.

MS. RUSHING: Second

MR. MACMANN: Second.

MS. LOE: I'm going to give it to Ms. Rushing. Second by Ms. Rushing. We have a motion on the floor. Any discussion on that motion? Seeing none. Ms. Carroll, may we have roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. MacMann, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Carroll, Ms. Loe. Abstention: Mr. Stanton. Motion carries 6-0-1.

MS. CARROLL: We have six to approve; the motion carries.

MS. LOE: It should be seven.

MS. CARROLL: Seven to approve; the motion carries.

MS. LOE: And one abstention.

MS. CARROLL: And one abstention, yes.

MS. LOE: All right. Recommendation for approval will be forwarded to City Council.