

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
August 5, 2021

Case Number 213-2021

A request by Allstate Consultants (agent), on behalf of EquipmentShare.com, Inc. and Premiere Industrial Properties LLC (owners), for approval of a one-lot final plat of M-BP (Business/Industrial Park) zoned property, constituting a replat of Lots 10-12 of *Eastport Centre Plat 2-A*, and the vacated right-of-way of Burnside Drive to be known as *Eastport Centre Plat 2-C* as well as a design adjustment to Appendix A.7 regarding terminal streets. The 19.66-acre subject site is located east of Port Way and south of Bull Run Drive (excluding 1.05 acres located at the southeast corner of Port Way and Bull Run Drive). The subject property is addressed as 5710 Bull Run Drive.

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 design adjustment to waive the requirement for a turnaround at the terminus of Burnside Drive as required by Appendix A.7 of the UDC; and
- Approval of the final plat of Eastport Centre Plat 2-C.

MS. LOE: Thank you, Planner Smith. Before we move on to questions of staff, I'd like to ask if there is any Commissioners who would like to recuse themselves from this case?

MR. STANTON: Madam Chair, I believe I'm going to recuse myself. The construction company I'm associated with has recently done business with EquipmentShare, and probably will do some in the future, so I'm just going to err on the side of caution.

MS. LOE: Understood. Thank you, Mr. Stanton. Any additional? If not, I would like to ask any Commissioners who have had any ex parte related to this case to please share that with the Commission now so all Commissioners have the benefit of the same information on the case in front of us. Clearing that hurdle, are there any questions for staff? It's a quiet group tonight. All right. With that, we'll open up the floor to public comment.

PUBLIC HEARING OPENED

MS. LOE: If there is anyone that would like to provide comment for our benefit, please give your name and address for the record.

MR. HARRINGTON: Good evening. I'm Brian Harrington with Allstate Consultants, 3312

Lemone Industrial Boulevard. That was a comprehensive report. I -- I don't really have anything to add, but I just wanted to make myself available for questions if -- if necessary.

MS. LOE: I don't know. It's a quiet group. Mr. MacMann?

MR. MACMANN: I apologize, Madam Chair. Good evening, sir. I just have a question on the proposed build out. I see no -- am I correct in seeing no road connection between the Technology Development Center and the rest of the campus?

MR. HARRINGTON: There is a -- you see down the middle of that, there's a long sidewalk that will be a pedestrian connection --

MR. MACMANN: Uh-huh.

MR. HARRINGTON: -- but there is not planned to be --

MR. MACMANN: There is no roadway?

MR. HARRINGTON: No, not a driveway connection.

MR. MACMANN: All right. I just -- I was interested about that. Tell me a little about your stormwater BMPs.

MR. HARRINGTON: So the -- you can see the two ponds that are shown on the southeast corner. The -- the -- it's pretty straightforward. With the western side, we will be sending as much as we can to that pond utilizing a -- and utilizing that as an amenity, as well.

MR. MACMANN: Will that be underground?

MR. HARRINGTON: That one will -- that one will be a wet pond that will be --

MR. MACMANN: But to -- to transmit storm water from the west to the east?

MR. HARRINGTON: Yeah.

MR. MACMANN: Will that be underground?

MR. HARRINGTON: There will be underground piping system to get to that pond, yes. Because to get from that parking lot on the north side of those -- the future buildings we'll -- we'll need to go underground to do that. Then that pond will discharge on its east side into the existing creek that's there, or near the existing creek. And then the pond on the east side of the creek, as we're -- we're starting to work on this site plan, and we're right now anticipating that to be a dry detention pond that would fill up when it rains and then drain down.

MR. MACMANN: Would that also be an amenity?

MR. HARRINGTON: Yes. It will not be -- it won't have a permanent water pool, but it will be open space. We want to do as much as we can with that berm to -- to keep that -- that buffering there.

MR. MACMANN: That -- that berm that runs the south side of the property?

MR. HARRINGTON: That's correct.

MR. MACMANN: That's awesome. Thanks, guys. Okay. I just wanted some details. Thank you. Madam Chair, I have no more questions.

MS. LOE: Commissioner Geuea Jones?

MS. GEUEA JONES: I had a couple of questions about the berm. It doesn't run the entire length

of the property now. Correct?

MR. HARRINGTON: That's correct.

MS. GEUEA JONES: Are you planning to do anything to shield -- I mean, I know the existing EquipmentShare building is already in full view of the houses that it abuts. Are you doing anything to improve that screening at all?

MR. HARRINGTON: So there's an overhead power line along that south -- south property line, as well, which limits what we can do. There -- there will be screening guidelines with the M-BP that we will -- we will follow. We're not anticipating having to get any variances to that.

MS. GEUEA JONES: You're doing enough building that that triggers even around the existing building?

MR. HARRINGTON: I believe so.

MS. GEUEA JONES: That's all. Thank you.

MS. LOE: Any additional questions or comments? Regarding the access to the Technology Development Center, is Bull Run being extended?

MR. HARRINGTON: Yes. It will be extended to our -- basically, the northeast corner of the property.

MS. LOE: Mr. MacMann?

MR. MACMANN: If no one else is -- I'd like a second bite if no one else has anything. Are you guys paying to extend Bull Run or is that -- how is that happening; do you know?

MR. HARRINGTON: It will be extended as part of this to the -- to that northeast corner.

MR. MACMANN: Okay. That's all the questions -- I have another question for staff. That's all the questions of this gentleman I have.

MS. LOE: Thank you.

MR. HARRINGTON: Thank you.

MS. LOE: Any additional speakers on this case? If not, we'll close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commissioner discussion? Mr. MacMann?

MR. MACMANN: Could I ask a question of staff? Planner Smith, to my left, could you describe to us the M-BP to R-1 screening standards, just so we have those on the record?

MR. SMITH: Sure. Well, you put me on a little bit of a spot, but if I recall correctly, I believe it is -- I don't want to say it's a stage three screening, but I do believe it is a full fence with landscape buffer in between the two --

MR. MACMANN: And that buffer, the fence is eight and the buffer is ten?

MR. SMITH: That is my recollection. I'll double check that, but I -- I do recall that being the --

MR. MACMANN: I believe it's the stage three, also. I just wanted to make sure that we were -- the rest of this property, left and right, east and west, is well buffered, and I think a stage three will be fine. And we have had -- correct me -- we've had no input from the neighbors in a negative or positive fashion;

is that correct?

MR. SMITH: That is correct.

MR. MACMANN: All right. I just want them to know that that area will be covered. Thank you, Planner Smith. Thank you, Madam Chair.

MS. LOE: Additional discussion? Commissioner MacMann?

MR. MACMANN: If my fellow Commissioners have no further comments or questions, I would like to make a motion. Seeing no comments or questions. I move in the Case of 213-2021, a request by Allstate Consultants on behalf of EquipmentShare to make -- to develop this plat and for the design adjustment -- do I need two on these, or just one?

MR. SMITH: Go with -- let's go with two.

MR. MACMANN: Okay. We'll -- we'll do the plat first. I move to approve the plat.

MS. LOE: No. Design adjustment.

MR. SMITH: We should probably do design adjustment.

MR. MACMANN: The design adjustment. Okay. Thank you. As soon as that came out of my mouth, it was, like, they're out of order, Michael. I move to approve the design adjustment for the elimination of -- or vacation of Burnside through the property.

MS. RUSHING: Second.

MS. LOE: Well, it's waiving the requirement for a turnaround at the terminus of Burnside as required by Appendix A.7.

MR. MACMANN: Well, I hope that someone got my motion correctly.

MR. SMITH: I got it. Yeah.

MS. LOE: Okay. Seconded by Ms. Kimbell. We have a motion on the floor. Any discussion on that motion? Seeing none.

MS. RUSHING: I was the second.

MS. LOE: Oh, sorry.

MS. KIMBELL: I had put my finger up, but she spoke previously.

MS. LOE: Ms. Rushing was the second. Thank you for that correction.

MS. RUSHING: We fought it out over here.

MS. LOE: I'll have to keep an eye on this side. So no discussion. So, Ms. Carroll, may we have roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Rushing, Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Carroll, Ms. Loe. Abstention: Mr. Stanton. Motion carries 7-0-1.

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

MS. LOE: And one abstention.

MS. CARROLL: And one abstention.

MS. LOE: Thank you.

MR. MACMANN: If I may, and I hope to get this one correct. In the matter of Case 213-2021, Eastport Centre Plat 2-C Final Plat, I move to approve.

MS. KIMBELL: I second it.

MS. LOE: Seconded by Ms. Kimbell. Motion on the floor. Any discussion on this motion? Seeing none. May we have roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Rushing, Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Carroll, Ms. Loe. Abstention: Mr. Stanton. Motion carries 7-0-1.

MS. CARROLL: Seven votes to approve, and one abstention.

MS. LOE: Thank you, Commissioner Carroll. Recommendation for approval will be forwarded to City Council.