



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

---

## M-BPzoning district

---

Paul Land &lt;pauland@plazacommercialrealty.com&gt;

Fri, Apr 2, 2021 at 8:21 PM

To: "patrick.zenner@como.gov" &lt;patrick.zenner@como.gov&gt;

Cc: "bross@ess-inc.com" &lt;bross@ess-inc.com&gt;, "john@johnx2.com" &lt;john@johnx2.com&gt;, "jburchfield@silvertreeco.com" &lt;jburchfield@silvertreeco.com&gt;, "maher3@jlmproperties.com" &lt;maher3@jlmproperties.com&gt;, Mike Grellner &lt;MikeGrellner@plazacommercialrealty.com&gt;, "mel@malyrealty.com" &lt;mel@malyrealty.com&gt;, "jay.linder@clliers.com" &lt;jay.linder@clliers.com&gt;

Patrick:

I have visited with a larger real estate brokerage community ( see names below) and gained their support of including "light industry" within such district as "permitted use".

Further we have recruited Ben Ross of Engineering Surveys and Services and who is also a REDI Board member to assist in such presentation to P&Z committee and Council. Additionally we have gained the unanimous support of Columbia Area Jobs Foundation (CAJF) Board of Directors for such sought change of including "light industry" and request expanding permitted uses to also allow "mechanical and construction contractors" as well. .

Ben Ross and I, and any others you may want in attendance, are available to visit with P&Z in a work session, if you deem that the appropriate next step. Or maybe you have another suggestion for the next step. we want this to be addressed soon.

Among other brokers supporting the request for "light industry" and "mechanical and construction contractors" to become automatically permitted in the M-BP district are:

John John of Remax, Jay Burchfield and Wilson Burchfield of Silvertree, Jack Maher of Maher Commercial Real Estate, Mel Zelenak of Maly Commercial Realty, Jay Lindner of Colliers International, Mike Grellner of Plaza Commercial Realty, Paul Land of Plaza Commercial Realty. How many more do you want me to reach? Because I can get more if there is a critical threshold someone at P&Z committee needs to experience.

REDI will not take a position due to the funding of REDI employee salaries by City of Columbia. While I do not understand that REDI position, since there are many private investors in REDI as well, nonetheless I will honor it.

City Manager, John Glascock and board member of the CAJF Board of Directors supports the request. Another supporting Board member of CAJF is Matt McCormick of Columbia Chamber of Commerce. In fact the entire (7) Board members of CAJF voted unanimous in support.

As mentioned, in addition to requesting "light industry" as a permitted use in the M-BP district, which clearly states the intention to allow "light industry", the notion of allowing "mechanical and construction contractors" in such M-BP district has also surfaced as something that should also be allowed as "permitted use".

We believe these request inclusion items should be permitted and not require "conditional use" as requirement to be gained by separate application to City P&Z and City Council.

That current two step process to permit "light industry" should not be necessary in the view of these supporters. And expanding M-BP to include "mechanical and construction contractors" a permitted use is also being sought.

Please reach back to me and advise how I can advance this request.

Paul Land, SIOR  
Owner  
Plaza Commercial Realty  
2501 Bernadette Drive | Columbia, MO 65203  
Office: (573) 445-1020 | Cell: (573) 219-2394  
Society of Industrial and Office REALTORS (SIOR)  
Email: PaulLand@PlazaCommercialRealty.com  
Web: www.PlazaCommercialRealty.com