



Patrick Zenner <patrick.zenner@como.gov>

Fwd:

Paul Land <pauland@plazacommercialrealty.com>
To: "patrick.zenner@como.gov" <patrick.zenner@como.gov>

Mon, Feb 15, 2021 at 3:46 PM

Pat:
See note below from Silvertree Realty.

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

From: Jay Burchfield <jburchfield@silvertreeco.com>
Sent: Monday, February 15, 2021 3:39 PM
To: Paul Land; Wilson Burchfield
Cc: Mike Grellner
Subject: RE:

Yes, the Mixed use categories is really what we have in Columbia. I would classify Concorde Office and Industrial Plaza (LeMone Industrial) as a perfect example of M-BP. The very name of the subdivision, "Office and Industrial Plaza" describes the mixed use. But, to do many of the operations out there today, you would have to go to IG zoning to be "permitted". That doesn't make sense. I agree that your suggestion is a worthy request. Thanks Paul, JB

JAY BURCHFIELD, President
jburchfield@silvertreeco.com
302 Campusview Drive, Ste. 106 | Columbia, MO 65201
573.875.5151 | cell 573.268.1527
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-----Original Message-----

From: Paul Land <pauland@plazacommercialrealty.com>
Sent: Wednesday, February 10, 2021 8:50 AM
To: Jay Burchfield <jburchfield@silvertreeco.com>; Wilson Burchfield <wburchfield@silvertreeco.com>
Cc: Mike Grellner <MikeGrellner@plazacommercialrealty.com>
Subject:

Jay and Wilson:
I will call you about this. P&Z wants more eyes on the subject.

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Patrick Zenner <patrick.zenner@como.gov>

Revisions to the M-BP zoning district - Paul Land request

Patrick Zenner <Patrick.Zenner@como.gov>

Mon, Feb 15, 2021 at 4:51 PM

To: Jay Burchfield <jburchfield@silvertreeco.com>

Jay:

Paul forwarded me your response to his recent request. I will communicate your support of the amendment to the Planning Commission. To help the Commission understand why you support Paul's request would you please respond to the following questions.

1. What is the particular reason you believe this change would be beneficial?
2. Do you have clients that have indicated the current IG zoning district is not suitable for them?
3. Do you believe this proposal would be seen as detrimental to supporting other "high-tech" type businesses seeking to locate in an M-BP zone given the potential for allowing more traditional light industrial users?
4. Would you support limitations or "use-specific standards" that may mitigate potential adverse impacts from light industrial users being allowed within the M-BP district as "by-right" uses?

Also, just so you are aware, the City has very little (less than 10 acres) of land zoned M-BP. To effectuate any potential development within this district it will require a formal rezoning request for a specific site or acreage. In your professional opinion, where would you see such a rezoning being most likely to occur?

Thanks for your time in completing the above questions.

Sincerely,

--

Patrick R. Zenner, Development Services Manager
City of Columbia - Community Development Department
701 E. Broadway
Columbia, MO 65201
(573) 874-7246

**Please update your contact info. My email has changed
to patrick.zenner@CoMo.gov**



Patrick Zenner <patrick.zenner@como.gov>

Revisions to the M-BP zoning district - Paul Land request

Jay Burchfield <jburchfield@silvertreeco.com>

Wed, Feb 17, 2021 at 9:39 AM

To: Patrick Zenner <Patrick.Zenner@como.gov>

Cc: "pauland@plazacommercialrealty.com" <pauland@plazacommercialrealty.com>

Thanks Pat. Other than the email from Paul, I am not fully versed in everything. I simply agreed that the discrepancies of permitted and conditioned uses needed to be synched up with "industrial" and that the need for M-BP needs to allow just about everything.

Other than the extreme cases of heavy industrial that produces noise, smell or a hazard of some sort, which we have very little if any truly heavy that I'm aware of, none of our clients have an issue with "industrial". I reference our properties at Concorde Office & Industrial Plaza. We have IBM, VU, MU Health, Zimmer Marketing, Marriott, and Carfax in the middle of the industrial park so to speak. Each of these high tech businesses are literally adjacent to true industrial uses. None of them have ever questioned the zoning. Our market is still 100% low cost price driven. In other words, how does the user get the most square footage for the lowest cost. This question is always answered in an industrial park with a pre-engineered metal building. That is true for all the communities in which we work. Cost trumps architectural control, adjacent land uses, zoning restrictions, zoning checks and balances, etc. The mixed use disciplines are more effective when mixing residential type uses with commercial uses. But, aside from the extreme industrial like concrete plants, foundries, explosive plants and the like, commercial, industrial, office, medical, hotel, distribution, manufacturing, education, etc. all co-exist quite well and have for a very long time.

Thanks, JB



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