



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

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**Fw: Uniform Development Code (UDC)**

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Patrick Zenner <Patrick.Zenner@como.gov>  
To: Jack Maher 3 <maher3@jlmproperties.com>

Wed, Feb 17, 2021 at 1:32 PM

Jack:

Thanks for your thoughtful reply. We will keep you informed as our staff moves forward.

Pat

On Wed, Feb 17, 2021 at 1:14 PM Jack Maher 3 &lt;maher3@jlmproperties.com&gt; wrote:

1. What is the particular reason you believe this change would be beneficial?  
As the zoning district is intended to be a business park with mixture of commercial & industrial uses, I see the light industrial classification as being an important aspect of that zoning classification and shouldn't need additional approvals from the city considering the regulations currently in place for this use ie noise and smell regulations, etc.
2. Do you have clients that have indicated the current IG zoning district is not suitable for them?  
I don't currently.
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?  
Any relaxation of use restrictions is typically a good thing in our opinion. In this case a slight change to the zoning could go along way for easing the process of generating new business activity in the city.
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?  
Sure

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?

I don't have a specific location in mind at this point and don't want to speak to an area that I don't specifically have a relationship with currently. I do believe that the tech industries moving forward would benefit from more flexible uses within a district like M-BP.

Thanks Pat, let me know if I need to join any future discussions.

Regards,

**Jack L. Maher, III**

Broker-Officer

JLM Properties, Inc.

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**From:** Patrick Zenner <[Patrick.Zenner@como.gov](mailto:Patrick.Zenner@como.gov)>  
**Sent:** Monday, February 15, 2021 10:40 AM  
**To:** Jack Maher 3 <[maher3@jlmproperties.com](mailto:maher3@jlmproperties.com)>  
**Subject:** Re: Fw: Uniform Development Code (UDC)

Thanks Jack. 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,

On Mon, Feb 15, 2021 at 9:50 AM Jack Maher 3 <[maher3@jlmproperties.com](mailto:maher3@jlmproperties.com)> wrote:

Hey Pat,

Per Paul's letter attached I'm in favor of further discussion in regard to amending the M-BP Business/Industrial Park District to make industrial uses permissible in this district.

Regards,

**Jack L. Maher, III**

Broker-Officer

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**From:** Paul Land <[pauland@plazacommercialrealty.com](mailto:pauland@plazacommercialrealty.com)>  
**Sent:** Tuesday, February 9, 2021 2:20 PM



To: 'john@johnx2.com' <john@johnx2.com>; 'Mel Zelenak' <mel@malyrealty.com>; Jack Maher 3 <maher3@jlmproperties.com>

Subject: Uniform Development Code (UDC)

Please see attachment.

Paul Land, SIOR  
Owner  
Plaza Commercial Realty  
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-----Original Message-----

From: scanner=[plazacommercialrealty.com@pcl.showmeprotech.com](mailto:plazacommercialrealty.com@pcl.showmeprotech.com) <scanner=[plazacommercialrealty.com@pcl.showmeprotech.com](mailto:plazacommercialrealty.com@pcl.showmeprotech.com)> On Behalf Of [scanner@plazacommercialrealty.com](mailto:scanner@plazacommercialrealty.com)  
Sent: Tuesday, February 9, 2021 1:39 PM  
To: Paul Land <[paulland@plazacommercialrealty.com](mailto:paulland@plazacommercialrealty.com)>  
Subject: Message from "RNP0026739EF1CA"

This E-mail was sent from "RNP0026739EF1CA" (MP C4503).

Scan Date: 02.09.2021 14:38:53 (-0500)  
Queries to: [scanner@plazacommercialrealty.com](mailto:scanner@plazacommercialrealty.com)

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Patrick R. Zenner, Development Services Manager  
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**Please update your contact info. My email has changed to [patrick.zenner@CoMo.gov](mailto:patrick.zenner@CoMo.gov)**

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Patrick R. Zenner, Development Services Manager  
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