

Date 8/24/26
10:45A



Columbia, Missouri 65203

August 24, 2026

Jesse Stephens, Director
Boone County Resource Management
801 E. Walnut Rm. 315
Columbia, MO 65201

**RE: Concorde South Plat 1-A, Lot 1A
Review Plan**

Mr. Stephens:

On behalf of my client, I would like to take this opportunity to submit a rezoning request and M-LP Review Plan for Lot 1A of Concorde South Plat 1-B.

This is an update to a previously approved M-LP Plan for this property in 2024. The update is limited to adding some allowed uses to the plan to allow the building to appeal to more prospective tenants. The uses added are generally small-scale industrial uses that do not increase sewer flows as this area is served by a WWTP with limited capacity.

The immediate prospective tenant will be manufacturing/compounding of pharmaceuticals with the following specifics:

1. Specifics of manufacturing and scale - Only compounded medications will be produced, all governed by USP standards depending on sterile/non-sterile requirements. Batch size at maximum will be 250 vials per FDA limitations (vials are 30ml or small, usually 10ml).
 - a) A batch is up to 250 vials, and 2 batches per day is the expected max.
2. Only domestic waste from employees, nothing process waste wise down the drain. This is also restricted by BCRSD's permit.
 - a) Regarding wastewater - they will be contracting with licensed USP 797/800 firms to ensure compliance in cleaning and maintaining all production items, including proper disposal if needed.
3. Initial employee count of 15, growing to 40 during a maximum shift.
 - a) Current permitted sewer is 1280 GPD for this lot.

- b) 40 employees at 15GPD = 600 GPD on weekdays or 429 GPD each day over the whole week.
4. This tenant is taking up half of the building, or 14,000 sf. Estimating 20% office, 50% warehouse, and 30% manufacturing space.

To the west, the property is zoned M-LP and has not yet been developed. To the south and southeast, along Tom Bass Rd. is zoned M-LP and is developed with industrial-type buildings. To the north, the property is zoned C-G and has not yet been developed.

With this letter, please find the following:

- 17 copies of the Review Plan
- Rezoning Application
- \$405 app fee and \$310 review plan fee
- Deed
- List of Property Owners

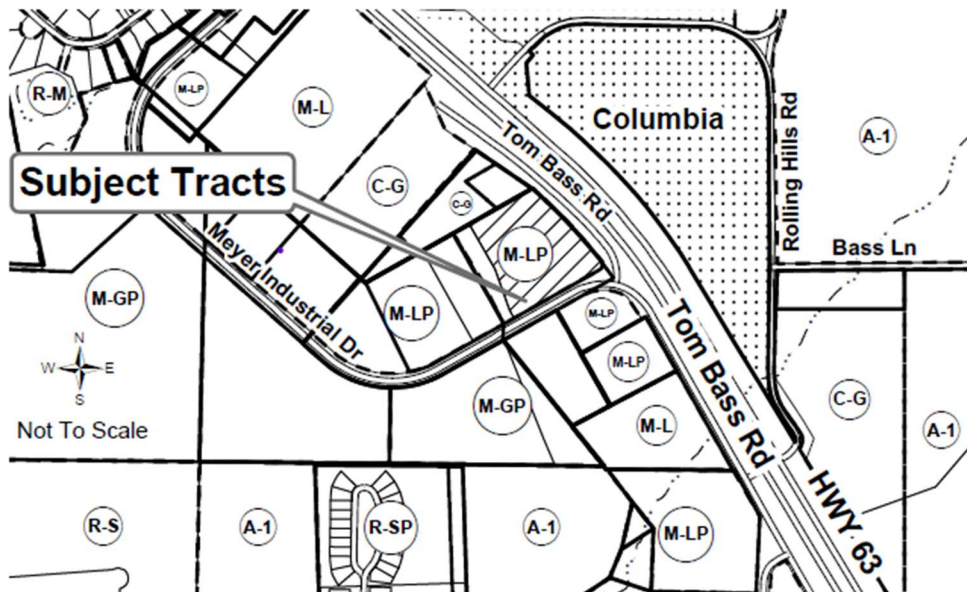
Should you have any questions about this application, please feel free to contact me.

Sincerely,

Crockett Engineering Consultants, LLC



Andy Greene, PE



NOTICE OF PUBLIC HEARING

BOONE COUNTY, MISSOURI

Notice is hereby given of a public hearing to be held before the Boone County Planning and Zoning Commission at 7:00 P.M. on Thursday, September 17th, 2026, in the Commission Chambers at the Roger B. Wilson Boone County Government Center, 801 E. Walnut St., Columbia, MO. A second hearing will take place before the Boone County Commission at 7:00 P.M. on Tuesday, October 6th, 2026 in Room 214 at the Roger B. Wilson Boone County Government Center, 801 E. Walnut St., Columbia, MO. The hearings will give all interested parties an opportunity to be heard in relation to the following:

Request by Concorde Plaza LLC to rezone to Planned Light Industrial (M-LP) and to approve a Review Plan for Lot 1A of Concorde South Plat 1B on 4.86 acres located at 5755 S Tom Bass Rd, Columbia, Missouri

The P & Z Commission meeting will also be available by phone, please check our website for additional details at www.boonemo.gov/resource-management/

Questions regarding the above request may be directed to the Boone County Resource Management office at 573-886-4330.

Boone County Planning & Zoning Commission

Eric Kurzejeski, Chairperson