

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**JUNE 22, 2017**

At this time, I would like to ask any Commissioner who has had any ex parte communications prior to this meeting related to Case 17-142, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us. I see none.

**Case # 17-142**

**A request by Allstate Consultants, LLC (agent) on behalf of the City of Columbia (owner) for a PD (Planned District) Development Plan to be known as "Columbia Indoor Sports Complex Philips Park" PD plan, which constitutes an amendment to the previously approved "A. Perry Philips Park, Phase 1" PD plan. The 139.07-acre subject property is currently zoned PD and is located at the northeast corner of Gans Road and Bristol Lake Parkway.**

MR. STRODTMAN: 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 major amendment for the Columbia Indoor Sports Complex Philips Park PD plan.

MR. STRODTMAN: Thank you, Mr. Smith. Commissioners, questions for staff? Ms. Burns?

MS. BURNS: Yes, Mr. Smith, were the neighbors presented with the fence option? Is that what they're expecting or were there other public hearings that were conducted? You know, will they be surprised when a fence doesn't go up?

MR. SMITH: That's a good question. We do have a representative from the Park District here. I'm not sure if she was involved in those meetings, but I was anticipating if there was comment tonight at the public hearing too, that is something that is -- is not set in stone. If a fence is more agreeable for the residents to the north, that is certainly something that can be considered. But, again, we're proposing it as an alternative that we think makes a lot of sense in this case.

MS. BURNS: And I think alternatives are great. I just think if somebody was expecting one thing and gets another --

MR. SMITH: Sure.

MS. BURNS: -- as long as it's conveyed that it might be changing and any concerns are addressed, I would be in favor of that change.

MR. SMITH: I would say I don't think the fence was added until it was under review by our staff. I think they have previous iterations -- the Park District's Public Meetings before it even got to the stage where it came to us. So I don't know for sure if they were anticipating it, but it was added later.

MS. BURNS: Thank you.

MR. STRODTMAN: Mr. MacMann?

MR. MACMANN: I'd like to follow up on Commissioner Burns' excellent point. We had discussed during the UDO procedure alternatives to screenings, so we just didn't call it a fence. Some of that was certain levels of opacity, certain levels of vegetation density at given landmarks. Is that the type of thing that you're looking for there or do we know -- I mean, I trust the arborist, I really do.

MR. SMITH: Uh-huh.

MR. MACMANN: I just -- I'm just trying to get it in the record so -- before it goes to Council and people come up and say, Why isn't there a fence --

MR. SMITH: Uh-huh.

MR. MACMANN: -- and what works here, and that type of thing.

MR. SMITH: Yes. I think we're looking for probably something that's close to that opacity, but spread out over that 100-foot buffer area. It's probably less than 100. With the landscape area, it's probably more like 70 feet or so, so it gives them a little more space to get a little variety within that area. Right now with the 10-foot buffer, they'd -- everything would have to be compacted within that 10-foot space.

MR. MACMANN: Okay.

MR. SMITH: The screen -- the fence would be right at the property line. You could do, I think, a solid hedge to meet that screening requirement. Those are a little bit more maintenance heavy too, but I think we can get close to that without it being directly on the property line and have more items such as, you know, your spruces and your evergreen trees that are -- are staggered along that line that kind of still gets that same effect.

MR. MACMANN: Just for the record, I -- I agree with staff that I'm not so sure about building a park and then putting a fence around it. It's like haven't we defeated ourselves? I was just kind of wondering where we're going to go there, and there's some elements with the arborists I'm sure we'll address. Thank you very much.

MR. STRODTMAN: I just have a small note, but, Mr. Smith, where does -- the road, is this just a service road that services the north side of the building? And it looks like maybe there's a turnaround -- back-up, turnaround at their end. Is that kind of it or is there -- is there any intentions for connectivity to that later or is it just strictly for a trash service type situation?

MR. SMITH: I can't speak if its connectivity. I know it's required for fire code right now for access purposes. It also provides access to the -- to the garbage site as well. There are no loading facilities in the back, so it wouldn't be something that's used for any type of, you know, high -- high-use traffic -- you know, semis or anything like that. We did speak to the Park District about that, and most deliveries will come through the front of the site. But the future development of that could connect through on that. I expect that other larger facilities might also need the fire access to the rear of the buildings and it may make sense to extend this behind other buildings.

MR. STRODTMAN: Thank you, Mr. Smith. Any additional questions of staff? I see none. This is a public hearing. We'll go ahead and open it to the public.

**PUBLIC HEARING OPENED**

MR. STRODTMAN: If you would like to come forward and speak, please just come forward and give us your name and address.

MS. COFFMAN: Good evening, everyone. I'm Erika Coffman. I'm the recreation services manager for the Columbia Parks and Rec Department, so I'm here on behalf. I do -- I'm here just really basically to answer questions for you. I think he did a great job of detailing the planned idea of what we want to do with this Phase I Complex Facility. It is a sports field house to bring in basketball, volleyball, pickleball, those kind of uses, into this facility. We have worked very closely with the Odles and our surrounding neighbors to kind of meet their needs and requirements. And we definitely -- this is just kind of your comment -- we build a park, we won't -- we don't want to block people out of it. So we definitely want to work and meet the ordinance guidelines, but want to encourage people to come into that park. It is very close -- Blue Acres kind of sits between ourselves and Nifong Parks. We would want to continue just to expand those areas and connect them altogether as best as possible as those developments move forward. So I'm just here to answer any other specific questions that you might have.

MR. STRODTMAN: Thank you. Commissioners, any questions for this speaker? Ms. Burns?

MS. BURNS: I believe this program -- or this project qualifies for the 1 percent for Art Program.

MS. COFFMAN: Yes, ma'am.

MS. BURNS: Okay.

MS. COFFMAN: We are actually having our first standing meeting next week, and we'll be deciding how we're going to move forward. And our architect has been involved in that in some -- beginning some discussion, but the first committee meeting is next week. And myself and two others from our staff will be involved.

MS. BURNS: Thank you.

MS. COFFMAN: Yes, ma'am.

MR. STRODTMAN: Yes, Ms. Loe?

MS. LOE: This building appears to have been moved to the back side of the lot as far as possible, and that has taken some regrading to achieve. So I'm just interested in what the thinking was behind that.

MS. COFFMAN: Part of that is actually it really is kind of mis-- deceiving when you go out to that lot. We actually did bring it at that location so that once you enter the building, you will actually come into the lobby area and you will look down onto the courts. It will be about eight to ten feet difference, so you'll -- you'll be standing in the concession area in the main lobby looking down onto the courts. That would allow us additional viewing and it also will -- allowed us to bring the scale of this building down for the -- for the idea of the neighborhood and the area that it sits in the property. We took a -- a -- various [sic] of looks or a lot of hard looks at the best way to place that building on that property to be visible from

Highway 63. We want to attract tournaments, and we want to attract people into Columbia with the facility, but also be cognizant of the structure itself and how it looks on the park property.

MR. STRODTMAN: Thank you, Ms. Loe. Mr. MacMann?

MR. MACMANN: Just two quick comments. Having participated in the construction of several buildings integrated into the grade, I really appreciate that because I think it looks really cool. And secondly, I want to thank your department for sending someone here because not all City departments do that.

MS. COFFMAN: Well, I appreciate it.

MR. MACMANN: And it's nice to have someone here to have questions answered. I appreciate it. Thank you.

MS. COFFMAN: Thank you.

MR. STRODTMAN: Any additional questions? Ms. Coffman, could -- would you be able to address any on that road on that northern side? Is that just for fire --

MS. COFFMAN: The back entrance is for delivery purposes. Obviously, also for emergency purposes if we were to have an ambulance on the back side of the building, if we were -- need to access that, and also for fire services. So it's mainly for public safety purposes.

MR. STRODTMAN: And any knowledge of future connectivity onto something else?

MS. COFFMAN: Well, definitely we -- we hope that this portion of the building -- this phase of the building is successful so that we can add an additional phase to this building and add additional basketball courts or another phase to that building in the future. So there was reasons that we -- that would make that connectivity as back there as it connects to that part of the building. As an additional, we want to add an additional trail system to the whole property. Currently, we just have the interior trail that is around the lake itself, so we would hope to make the whole property be connected, so some of that is coming back there, and maybe multi-using some space just to begin with.

MR. STRODTMAN: Thank you. Yes?

MR. HARDER: How many courts will there be? Do you have an --

MS. COFFMAN: We will be able to accommodate four basketball courts and five volleyball courts. One of our courts will be allowed -- so that we can do two volleyball courts on it, so if we were to have some league play or a tournament, we could do some volleyball and some basketball and still accommodate that. In addition too, we'll be able to overlay six pickleball courts on those courts, and we are recommending cross courts as well, so we would be able to have a total of eight cross courts. So we would be able to accommodate the little gals and guys that participate in our CYBA program, as well as some of our smaller basketball participants that just want to play.

MR. HARDER: Great. Thank you.

MR. STRODTMAN: Ms. Coffman, it is apparent we are definitely in need of basketball courts and volleyball courts and pickleball courts, so I hope to see a future expansion soon, and we look forward to some big tournaments coming to Columbia.

MS. COFFMAN: Well, thank you for your support.

MR. SMITH: I might ask the speaker as a representative of the applicant that she confirms she is okay with the condition on approval of the plan to amend it to remove the fence.

MS. COFFMAN: Yes.

MR. SMITH: Just for the record.

MS. COFFMAN: Yes.

MR. SMITH: Okay.

MS. COFFMAN: We are on record of that, and we -- we do feel like yourself, that it's important that we have a park that's accessible to everyone, but we definitely want to meet -- you know, we will work to make sure that there is the buffering that is necessary to be there.

MR. STRODTMAN: There will be people coming and going and lights and things, so we respect that. So thank you.

MS. COFFMAN: Yes.

MR. STRODTMAN: Thank you. Any additional speakers like to come forward this evening? I see none. We'll go ahead and close the public hearing portion.

**PUBLIC HEARING CLOSED**

MR. STRODTMAN: Commissioners, any additional discussion? Comments? Questions? Motions? Mr. Stanton?

MR. STANTON: As it relates to Case 17-142, I move to approve the major amendment for the Columbia Indoor Sports Complex Philips Park PD Plan.

MR. MACMANN: Second.

MS. LOE: Wait. With the amendment regarding removing the fence.

MR. STANTON: Oh, can I just say per staff req--

MR. CALDERA: It would probably be cleaner if you guys included the amendment in the motion.

MR. STANTON: Okay.

MR. STRODTMAN: So you're just going to say that you approve it with the amendment that the fence is removed and replaced with the appropriate augmented screening?

MR. STANTON: I accept that amendment.

MR. STRODTMAN: And, Mr. MacMann, you're okay with the --

MR. MACMANN: I second your amendment to the amendment. How about that?

MR. STRODTMAN: Sounds pretty official. We have a motion with an amendment that has been put on the floor and seconded. Commissioners, is there any additional discussion needed before we do roll call? Ms. Burns, when you are ready.

MS. BURNS: Thank you.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodman, Ms. Rushing, Mr. Toohey. Motion carries 8-0.**

MS. BURNS: Eight to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. A recommendation of -- from Planning and Zoning will be forwarded to City Council for their consideration.