



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 17, 2017

Re: Columbia Indoor Sports Complex Philips Lake PD Plan – Major Amendment (Case #17-142)

Executive Summary

Approval of this request will result in the approval of a PD plan to allow the construction of a recreation facility within the A. Perry Philips Park by the City's Parks and Recreation Department.

Discussion

The applicant, Allstate Consultants, LLC (agent) on behalf of the City of Columbia (owner) is seeking approval of 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 zoned PD and is located at the northeast corner of Gans Road and Bristol Lake Parkway, west of the current terminus of Philips Farm Road.

The PD plan is the second phase on the Philips Park development, with the first phase including the existing trail and fishing facilities on the south end of the park. The proposed phase includes the construction of a facility that will include basketball courts and allow for other programmed events. The plans include the extension of Philips Farm Road along the south side of the facility which will connect to Ponderosa Street to the east. The roadway is classified as a collector and will connect to the future extension of Bristol Lake Parkway to the west as shown on the Major Roadway Plan.

At its June 19, 2017 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant gave an overview of the request. Staff reported that after further consideration and consultation with the Parks Department, it recommended that the plans be amended to remove the fence shown along the north property line (which is required when a mixed-use site is adjacent to a residentially zoned property) and replace the fence with additional landscaping to more effectively screen the sports complex from the adjacent residential development. This revision was determined to be more in line with the use of the site as a public amenity and not a typical commercial use. The plans submitted for Council approval have been revised accordingly.

Commissioners inquired if residents to the north were expecting a fence. The plans that were originally available for public comment did not include the fence, as this was a later addition due to the landscaping required by the UDC. Following limited additional discussion, the



Planning and Zoning Commission voted (8-0) to recommend approval of the PD plan and Design Parameters.

A copy of the Planning Commission staff report, locator maps, PD plan from PZC meeting, Design Parameters, previously approved SOI, revised PD Plan with landscaping plans dated 6/30/17, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at City's expense, as they are the property owner.

Long-Term Impact: Long-term impacts would include infrastructure maintenance and public safety services.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
03/02/2009	Approved A. Perry Philips Park, Phase I PD (Ord. #20197)

Suggested Council Action

Approve the Columbia Indoor Sports Complex Philips Lake PD Plan.