

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
June 22, 2017**

**SUMMARY**

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. The 139.07-acre subject property is currently zoned PD and is located at the northeast corner of Gans Road and Bristol Lake Parkway. (**Case #17-142**)

**DISCUSSION**

The applicant is requesting approval of a new PD plan for the development of facilities within Philips Park by the Parks and Recreation Department. The improvements represent the second phase of development within the subject site, which was annexed in 2004 and then acquired by the City, the first being the development of a fishing and boating facility, perimeter trail, and shelter located off Bristol Lake Parkway, also known as the *A. Perry Philips Park, Phase 1* PD plan.

The proposed phase will include the construction of an approximately 50,000 sq.ft indoor recreation facility. The facility will include basketball courts, administrative offices, and meeting room spaces that will be available for general use. The existing Statement of Intent (SOI) was approved in 2008 along with the approval of the Phase 1 PD plan, and includes the use of the property for a City park with associated non-habitable structures and building, which is consistent with the proposed plan. The SOI also requires that at least 93 percent of the entire development be maintained in open space.

Landscaping is included for this phase that is compliant with the zoning regulations for a mixed use development. To the north, the site is adjacent to a residential development, and the UDC requires at least a 10-foot wide landscaped buffer and an 8-foot tall screening device, which in this situation will be provided by a fence along the property line. A variety of trees, including evergreens, have been used to help screen the building mass from the neighboring property, which is important given the grade change from the property line to the back of the building. And while the landscape buffer is only required to be 10 feet in width, landscaping is being provided across a wider portion of the area south of the property line to more properly screen and mitigate the height of the building, which is shown as 45 feet. Additional bushes and shrubs are shown around the north side of the building as well. The building itself will also be setback a minimum of 100 feet from the north property line, further reducing the impact of the development.

The facility will be located along the extension of Philips Farm Road, which is a public street and is included on the Major Roadway Plan as a neighborhood collector. The roadway is planned to extend to the west property line in future phases, allowing for the connection of the street to the adjoining property to the west. The extension of Philips Farm Road will also intersect with the northern extension of Bristol Lake Parkway, which is shown on the MRP running north/south along the west property line of the site, and would provide access to Gans Road in the future. The construction of these off-site roadways are dependent on the development of the adjacent properties, but will provide additional vehicular and pedestrian connection to the site as the area develops.

Design Parameters have been included and provide additional conditions on the site for setbacks and lighting. Staff has reviewed the PD plan and finds that it is consistent with the UDC and the existing SOI, and recommends approval.

**RECOMMENDATION**

Approval of the major amendment for the *Columbia Indoor Sports Complex Philips Park PD* plan.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- *Columbia Indoor Sports Complex Philips Lake PD*
- Design Parameters
- PREVIOUSLY APPROVED - Statement of Intent

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	139.07
<b>Topography</b>	Gently sloping to west toward lake
<b>Vegetation/Landscaping</b>	Landscaped, developed site
<b>Watershed/Drainage</b>	Clear Creek
<b>Existing structures</b>	Shelter (phase 1)

**HISTORY**

<b>Annexation date</b>	2004
<b>Zoning District</b>	PD
<b>Land Use Plan designation</b>	Open Space/Greenbelt
<b>Previous Subdivision/Legal Lot Status</b>	Lot 1, A. Perry Philips Park

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia

**ACCESS**

<b>Philips Farm Road</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	Neighborhood Collector (improved & City-maintained), 80' ROW provided. No additional ROW required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks required. 8-foot pedway shown on plans.

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	A. Perry Philips Park
<b>Trails Plan</b>	Trails within A. Perry Philips Park
<b>Bicycle/Pedestrian Plan</b>	8-foot pedway planned for both sides of Philips Farm Road

**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on May 30, 2017.

<b>Public information meeting recap</b>	Number of attendees: 0 (3 applicant representatives) Comments/concerns: NA
<b>Notified neighborhood association(s)</b>	Lenoir Woods Neighborhood Association
<b>Correspondence received</b>	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner