



Department Source: City Manager

To: City Council

From: City Manager & Staff

Council Meeting Date: November 7, 2016

Re: Extending the date of the Administrative Delay on the Processing of Applications for a Building Permit for Multi-Family Housing in Specified Areas

Executive Summary

The purpose of this legislation is to extend the time period of the ordinance which established an administrative delay on the processing of applications for a building permit to construct new multi-family units and demolition of structures which are at least fifty years old within a defined area (See Exhibit A) from December 1, 2016 to March 31, 2017.

Discussion

On May 16, 2016, Council authorized the passage of Council Bill B123-16, an ordinance which established an administrative delay on the processing of applications for a building permit to construct new multi-family units and demolition of structures which are at least fifty years old within a one mile radius of an area bounded on the north by Elm Street, the west by Providence Road, the south by Stadium Drive and the east by Hitt Street. The period of the delay was effective with the passage of the Ordinance through December 1, 2016.

The intent of the administrative delay had many facets including:

- placing a temporary hold on high-density student development;
- preventing the cascading effect that had been taking place in adjacent neighborhoods, such as Benton-Stephens and East Campus, and
- allowing time for consensus as to how downtown would develop based upon the new Unified Development Code (UDC) which would replace Chapter 20 (planning), Chapter 23 (signs), Chapter 25 (subdivisions), and Chapter 29 (zoning) of the existing city code. It will also amend Chapter 12A (land preservation) by relocating the provisions of Article III (tree preservation and landscaping requirements) into a single document..

During the discussion of this ordinance, it was thought that the time table to adopt the UDO would be approximately six months. At present, the Planning & Zoning Commission is in the process of conducting public hearings on the proposed UDC, and other boards and commissions are still drafting their comments. Therefore, it is unlikely that the proposed UDC will be presented to Council for additional hearings until early 2017.



Fiscal Impact

Short-Term Impact: Not known

Long-Term Impact: Not known

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Community Facilities & Services, Secondary Impact: Development, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
05/16/2016	Council Bill B123-16: Establishing an Administrative Delay on the Processing of Applications for a Building Permit for Multi-Family Housing in Specified Areas

Suggested Council Action

Passage of the legislation extending the time period of the ordinance which established an administrative delay on the processing of applications for a building permit to construct new multi-family units and demolition of structures which are at least fifty years old within a defined area from December 1, 2016 to March 31, 2017 or passage of the UDC whichever comes first.