



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - BSD

To: City Council

From: City Manager & Staff

Council Meeting Date: March 20, 2017

Re: Resolution to allow the demolition of a vacant structure at 512 McBaine Avenue.

Executive Summary

Approval of the attached resolution will allow a demolition permit prior to the expiration of the administrative delay ordinance (No. 022823), amended November 21, 2016 (No. 022992), which prohibits the demolition of structures 50-years old or greater in a defined central Columbia area until March 31, 2017. Limited exceptions to the delay may be allowed by the City Council as provided in Section 4 of the original ordinance. The property owner requests a demolition permit to remove the residential structure from the lot.

Discussion

An application for voluntary demolition of the structure was submitted to the Community Development Department on February 24, 2017. Staff understands that the owner intends to demolish the existing structure and has no plans to rebuild at this time. Attached are the demolition permit application, demolition site plan, and the plat showing the original lot.

This application was discussed by the Historic Preservation Commission at their March 7, 2017 meeting. The staff liaison indicated that the commission was not opposed to the demolition.

The Community Development Department has had an open property maintenance case on this property for more than a year. The home has been vacant for some time and has fallen into disrepair. If the owners had not made application for demolition, staff's next step would be to pursue the nuisance structure process and demolish the property using City funds with a tax bill issued on the property for those costs.

The Council may determine the building to be demolished is a dangerous structure or that it is obsolete and no longer of such historical significance to warrant a delay. The Council can consider economic hardship on the property owner, find that the owner has taken adequate steps to salvage, preserve, or reconstruct the historic structure in a manner which maintains the legacy of benefits of the property, that removal of the building would not interfere the goal of preserving historic properties, or is otherwise not in the public interest.

Fiscal Impact

Short-Term Impact: N/A

Long-Term Impact: N/A



Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

Primary Impact: Public Safety, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
Not Applicable	Not Applicable

Suggested Council Action

Adopt the resolution and allow the demolition of the structure at 512 McBaine Avenue.