



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - BSD

To: City Council

From: City Manager & Staff

Council Meeting Date: November 7, 2016

Re: Resolution to allow the demolition of a vacant structure at 111 East Stewart Road.

Executive Summary

Approval of the attached resolution will allow a demolition permit prior to the expiration of the administrative delay ordinance (No. 022823) which prohibits the demolition of structures 50-year-old and greater in a defined central Columbia area until December 12, 2016. Limited exceptions to the delay may be allowed by the City Council as provided in Section 4 of Ordinance. Lambda Chi Alpha fraternity requests a demolition permit to maintain their schedule to replace the existing house with a new structure that complies in full with all life-safety codes.

Discussion

Pursuant to City Ordinance 9-22, Section 903.2.8.3, fraternity and sorority houses were mandated to install an automatic sprinkler system no later than June 1, 2016. To date the Lambda Chi Alpha fraternity structure at 111 East Stewart Road does not have a sprinkler system in place. The fraternity does not believe it is viable to make a large investment in this older structure and instead vacated it and began raising funds to build a new chapter house on the property. The structure is located within the administrative hold area and meets the criteria for a structure which requires Council approval prior to issuance of a demolition permit.

The property is now listed as vacant in the rental compliance registration system. In response to a Columbia Police Department referral the property was viewed by Community Development staff who found the structure to be unsecured, unsafe, and unsanitary. As noted in the attached notice of violation dated August 18, 2016 it also appeared unknown persons had caused damage to the interior.

An application for voluntary demolition of the structure was submitted to the Community Development Department on October 20, 2016. It is the intention of the fraternity to build a new, code compliant chapter house with an automatic sprinkler system. Project documents are being prepared by Cunningham Associates and Engineering Surveys and Services at this time. Attached is the demolition permit application, a demolition plan, a draft rendering of the proposed new building, and a draft site layout plan for the new building.

The Council may determine the building to be demolished is a dangerous structure;
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; and it can determine 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

Execute the resolution and allow the demolition of the structure at 111 East Stewart Road.