



Department Source: Community Development - BSD

To: City Council

From: City Manager & Staff

Council Meeting Date: March 6, 2017

Re: Resolution to allow the demolition of 403 Lawrence Place.

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 16, 2017. Staff understands that the owner intends to demolish the existing structure and has no plans to rebuild. Attached are the demolition permit application and a demolition site plan.

This application was submitted between Historic Preservation Commission (HPC) meetings and will therefore be discussed at HPC's March 7, 2017 meeting. However, the demolition is still subject to the thirty (30) day delay required by ordinance.

Staff understands that the property owner has not hired a contractor to complete the work as of today. Therefore those components of the application are not complete as of yet. Staff will ensure they are completed prior to the permit moving forward.

The Council may determine the building to be demolished is a dangerous structure or that it is obsolete and no longer of such historical significance to warrant a delay.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: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, 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 403 Lawrence Place.