



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - BSD

To: City Council

From: City Manager & Staff

Council Meeting Date: February 6, 2017

Re: Resolution to allow the construction of a new multi-family structure at 2406 Boulder Springs Drive.

Executive Summary

Approval of this resolution will allow a building permit prior to the expiration of the administrative delay ordinance (No. 022823), amended November 21, 2016 (No. 022992), which prohibits the construction of new multi-family structures 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 3 of the original ordinance. The property owner, Mills Properties, requests a building permit to construct a new three story, multi-family structure consisting of 18 one-bedroom units.

Discussion

An application for a building permit was submitted to the Community Development Department on January 3, 2017. Attached are the building permit application and a site plan.

The Boulder Springs development is located south of the University of Missouri- Columbia campus on the east side of Providence Road. Development of this subdivision dates back to 2007 and has continued steadily over the past ten years.

The Council may determine that the failure to allow the construction of the structure would cause undo and substantial economic hardship to the property owner, adequate infrastructure exists to provide necessary City services, and such construction will not otherwise be detrimental to the health, safety, and general welfare of the City. The Council can determine that the property owner has taken adequate steps to design and construct the structure in a manner which will maintain the vital legacy of cultural, educational, aesthetic, inspirational, and/or economic benefits of the property and surrounding neighborhood. The Council can also determine that the construction complies with all existing and foreseeable planned City regulations.

The proposed structure is consistent in design with the other structures built within the development to date and will be required to meet current City R-3 zoning regulations prior to permit issuance. The infrastructure built within this development was constructed with this building in mind. Considering the age and location of the project and its steady pace of development, it seems reasonable to allow the owner to proceed with the last planned building without further delay.



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: 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 construction of the structure at 2406 Boulder Springs Drive.