



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - BSD

To: City Council

From: City Manager & Staff

Council Meeting Date: January 17, 2017

Re: Resolution to allow the demolition of vacant structures at 412 Sanford 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 and older 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 and detached garage from the lot.

Discussion

An application for voluntary demolition of the structures was submitted to the Community Development Department on November 28, 2016. As of this writing staff has not received a plan for the re-use of the property, which measures approximately 99 feet wide by 157 feet deep (15,500 square feet). Zoning is R-2 Two-family Dwelling District. Attached are the demolition permit application and a demolition site plan.

The property was discussed at the December 6, 2016 Historic Preservation Commission meeting. The commission did not resolve to take any particular action on the proposed demolition.

Community Development completed a complaint-based inspection at this property on August 16, 2016. That inspection resulted in a notice of violation which was sent to the previous owner on August 23, 2016. There was also a re-inspection on September 30, 2016 which found that no corrections had been made. Both documents are attached for reference. Some of the violations found included the structure having broken windows, missing siding, peeling paint, and a driveway in need of repair. The utilities were terminated on August 8, 2016 and therefore the structure does not have electricity, water, or sewer service.

The Council may determine the building to be demolished is a dangerous structure or that it is obsolete and no longer of such historical significance to warrant a delay.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 with the goal of preserving historic properties, or is otherwise not in the public interest.



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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

Approve the resolution and allow the demolition of the structure at 412 Sanford Avenue.