



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 an additional three bedroom apartment unit in the existing multi-family structure at 260 South 10th Street.

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 apartment units 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, "10th and Elm, LLC," requests a building permit to construct one additional three-bedroom apartment unit in the existing multi-family structure.

Discussion

The existing mixed use building consists of 26 dwelling units. 10th and Elm, LLC submitted a building permit to the Community Development Department in early September 2016 for an interior renovation of the first floor for a new study center for the use of the residents. The property owner has now decided to pursue relief from the ordinance so as to construct the three-bedroom apartment, located behind the study space. The property owner has provided a letter along with some exhibits which are attached for review.

The Council may determine that the failure to allow the construction of the additional unit 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 unit 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 apartment is consistent in design with the other apartments built within the structure. The additional apartment will have a negligible effect on the existing infrastructure. Staff interpreted the delay on new multiple-family construction of three or more dwelling units conservatively to include any additional units in previously existing or previously approved multiple-family dwellings, since the delay also refers to "series of structures when combined" that could produce three or more units.



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 one additional three bedroom apartment unit at 260 South 10th Street.