



STAFF REPORT AND FISCAL IMPACT NOTE

Ordinance: O-11-19

Title: R2-NC District- Demolitions

Date: April 23, 2019

STAFF REPORT

The scope of this legislation is limited to proposed demolitions of residences in the R2-NC, Single Family Residence Neighborhood Conservation District. The legislation would require that, in advance of any approval of a demolition permit, whether a total or partial demolition, the Planning and Zoning Director shall require a structural analysis performed by a structural engineer of the structure or building proposed for demolition. The legislation sets forth procedures for the contractual retention of a structural engineer by the City. The total cost of the structural analysis shall be the exclusive responsibility of the property owner. No permit shall issue until all costs are paid. After receiving the structural analysis, the Director is required to make written findings addressing demolition review criteria in City Code 21.14.040 and the additional review criteria in the proposed legislation.

Prepared by Gary M. Elson, Assistant City Attorney

FISCAL IMPACT

The Director of Planning and Zoning believes the permit fees established by resolution of the City Council are sufficient to cover the cost of the staff's time to procure and review the structural analysis prepared by the structural engineer. There is no fiscal impact to the City to retain the structural engineer as the applicant is required to pay that cost in full.

Prepared by: Jodee Dickinson, Finance Director