



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: April 11, 2023

Reference: **Consideration of a demolition permit for 509 W. Bethel Road, for the demolition existing structures on-site.**

2040: **Create Business & Innovation Nodes**

Introduction:

The purpose of this agenda item is to consider a demolition permit for existing structures located at 509 W. Bethel Road. The site has two existing buildings on it that date back to 1948 and 1953. Currently, the buildings are underutilized, and in need of work. The developer Chris Collins has indicated that he would be willing to repurpose elements from the existing buildings into the new buildings. Regardless of whether the zoning for the new development is approved, the owner would like to be able to clear the site for redevelopment.

Background:

There is a current proposal for the site to create seven lots that would contain six mixed-use buildings and one parking lot (previous item on this agenda). In the Old Coppel Master Plan section that speaks to character defining buildings, there is the following statement, “While it is not recommended that future demolitions be prohibited for these buildings, their preservation is strongly encouraged.” The authors recognize that there may be opportunities to preserve or restore buildings and there may be other opportunities to preserve historic elements of the buildings.

On March 16, 2023, the Planning and Zoning Commission recommended APPROVAL of for the demolition existing structures on-site.

Benefit to the Community:

This will give additional commercial redevelopment opportunities for the property.

Legal Review:

N/A

Fiscal Impact:

New development can occur and generate additional sales and business personal property tax.

Recommendation:

The Planning and Zoning Commission recommended APPROVAL of the PD request.