REQUEST FOR COUNCIL ACTION

Date: 5-4-15 Item No.: 14.b

City Manager Approval

Department Approval

V. Pal Bette

Item Description: Community Development Department Request to Perform an Abatement for Unresolved Violations of City Code at 2560 Fry Street.

BACKGROUND

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• The subject property is a commercial property which has been vacant for many years.

- The current owner is Morrissey Development Company.
- Current violations include:
 - Building and site in significant disrepair (violations of City Code Sections 407.02.C, 407.02.D, 407.02.J & K, 407.03.H. and 906.05.B, C, & D).
- A status update, including pictures, will be provided at the public hearing.

POLICY OBJECTIVE

Property maintenance through City abatement activities is a key tool to preserving high-quality 10 residential neighborhoods. Both Imagine Roseville 2025 and the City's 2030 Comprehensive Plan 11 support property maintenance as a means by which to achieve neighborhood stability. The Housing 12 section of Imagine Roseville suggests that the City "implement programs to ensure safe and well-13 maintained properties." In addition, the Land Use chapter (Chapter 3) and the Housing and 14 Neighborhoods chapter (Chapter 6) of the Comprehensive Plan support the City's efforts to maintain 15 livability of the City's residential neighborhoods with specific policies related to property maintenance 16 and code compliance. Policy 6.1 of Chapter 3 states that the City should promote maintenance and 17 reinvestment in housing and Policy 2.6 of Chapter 6 guides the City to use code-compliance activities as 18 one method to prevent neighborhood decline. 19

FINANCIAL IMPACTS

City Abatement:

An abatement would encompass the following:

23	 Remove debris in parking lot: 	\$ 500.00
24	 Remove junk/debris from site (mattress, sign, logs): 	\$ 1,000.00
25	 Cut and remove overgrown brush between building and road: 	\$ 2,500.00
26	• Cut overgrown grass:	\$ 500.00
27	 Patch, repair, and repaint entire building: 	\$15,500.00
28	Total:	\$20,000.00

- In the short term, costs of the abatement will be paid out of the Community Development Department
- budget. The property owner will then be billed for actual and administrative costs. If charges are not
- paid, staff is to recover costs as specified in Section 407.07B. Costs will be reported to Council
- 32 following the abatement.

STAFF RECOMMENDATION

- 34 Staff recommends that the Council direct Community Development staff to abate the above referenced
- public nuisance and building maintenance violations at 2560 Fry Street (if the violations are not
- corrected by June 20, 2015).

REQUESTED COUNCIL ACTION

- Direct Community Development staff to abate the public nuisance violations at 2560 Fry Street by
- 39 hiring general contractors to correct the site violations (if the violations have not been corrected by June
- 40 20, 2015).

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- The property owner will then be billed for actual and administrative costs. If charges are not paid, staff
- is to recover costs as specified in Section 407.07B.

Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 2560 Fry Street

B: Photos

2560 Fry St **ATTACHMENT A** 18 2619 2619 2618 2619 2618 D ROW / ROV K Rosebrook 2613 2612 2613 2613 2612 2 LR / LDR-1 LR / LDR MR / MDR 260 2605 2604 2605 2604 2605 04 LR / LDR-1 Park 2599 2598 2598 2599 98 2599 ROW / ROW LR/LDR-1 LR / LDR-LR / LDR-1 MR / MDF 2591 2590 2590 2591 2591 2590 90 CHARLOTTE LR / LDR-1 LR / LDR ALDINE 2584 2585 2585 2585 2584 84 FRY LR / LDR-1 2579 2578 2579 2579 2578 LR / LDR-1 S W / INST 2570 2571 2571 2570 2571 70 LR / LDR-1 R/LDR-1 LR/LDR-2565 2564 2565 2565 2564 2560 R#/IDR-1 2559 2558 2559 58 2559 2558 LR / LDR-LR / LDR-1 2551 2550 2550 2550 2551 2551 550 SNELLING 2555 LR / LDR HR / HDR-1 LDR-1 2545 2544 LR /-LDR-1 2545 2545 2540 OAKCREST AVE LR / LDR-1 W / INST AVE 989 2536 646 099 089 672 1666 694 208 91/ 2525 Ö SNELLING R / LDR-1 LR / LDR-1 A **Location Map** JID\ Disclaimer This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records Into major is teleurial elegan/recursou major to a survey and no so in interiorize to be used as do some major in a contract in information and an additional contract in the Data Sources * Ramsey County GIS Base Map (9/4/2013) 200 Feet For further information regarding the contents of this map contact: Site Location City of Roseville, Community Development Department, **Community Development Department** and the user of this map acknowledges that the City shall not be liable for any damages, aways all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which LR / LDR-1 Comp Plan / Zoning Designations 2660 Civic Center Drive, Roseville MN Printed: October 1, 2013 mapdoc: planning_commission_location.mxd arise out of the user's access or use of data provided.

ATTACHMENT B





