

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 2, 2020 AGENDA**

<b>Subject</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance to amend Ordinance No. 21,561 removing the structure located at 2901 Dr. Martin Luther King, Jr., Drive from condemnation.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

**SYNOPSIS**

To amend Ordinance No. 21,561 removing the structure located at 2901 Dr. Martin Luther King, Jr., Drive from condemnation.

**FISCAL IMPACT**

None.

**BACKGROUND**

On March 20, 2018, the Board of Directors approved Ordinance No. 21,561, and the structure located at 2901 Dr. Martin Luther King, Jr., Drive was included in that ordinance. The building is a former business that had been vacant for several years, and at the time of passage, the rear of the building was near collapse and the brick façade on the south side was failing with some bricks already having fallen. The building sits next to the Rose of Sharon Church and is located within a block of a Little Rock School District facility.

On April 25, 2018, staff received an Asbestos Inspection Report, which indicated that approximately 1,200 square-feet of the floor tile contained certain asbestos greater than 1%. On March 23, 2018, staff performed an additional site inspection to better determine any safety issues not presented in the previous items. Staff observed a location on the rear of the structure that showed fire damage that had structurally compromised the rear Board Communication of the building.

**BACKGROUND  
CONTINUED**

Upon inspection of the first and second floor, staff observed that the back half of the building had shifted and/or sunk, and several locations of water damage were observed. Some of the water damage included rotten or damaged wood flooring, walls and structural members. On April 3, 2019, the property was listed in the Arkansas Register of Historic Places.

Due to the unsafe structural condition of the building and the asbestos containing material within the building, it is staff's recommendation that the structure remain condemned and that the City continue with the demolition process.