

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 16, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance condemning three (3) commercial structures as a nuisance.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
SYNOPSIS	<p>Three (3) commercial structures in a severely dilapidated, deteriorated and/or burned condition causing a negative environmental impact on residential and commercial properties in which it is located. All notices have been mailed in accordance with Arkansas State Law.</p>	
FISCAL IMPACT	<p>The payment for demolition of these three (3) structures will be charged to the demolition account.</p>	
RECOMMENDATION	<p>Approval of the ordinance.</p>	
CITIZEN PARTICIPATION	<p>Various citizens and Neighborhood Associations have complained about the negative environmental and criminal impact dilapidated and burned out structures have on their neighborhoods.</p>	
BACKGROUND	<p>These structures have been documented as severely dilapidated and/or burned. These structures have been abandoned by the owners. They are fire damaged or deteriorated to a level of being unsafe and dangerous.</p>	

1. 1003 East Roosevelt Road **Ward: 1** Owner: Thelma Banks
Zoning Class: I-2
Legal: PT SW N OF E 26TH & S OF
ROOSEVELT BEG 25' N OF SW COR ON
N LN 26TH N52 2 FT TO S LN
ROOSEVELT E 285'S47' W285' TO BEG
1 1N 12W
Parcel No: 34L-216-00-021-00

This property (former garage) was inspected and declared unsafe due to deteriorating conditions. This structure is located across from Horace Mann Arts & Science Magnet Middle School. Owners have failed to bring the structure into compliance.

2. 2901 Welch Street **Ward: 1** Owner: James Marshall, Jr.
Zoning Class: I-2
Legal: Lot 9 and 10, Block 3, Owens
Subdivision of Watkins Addition
Parcel No: 34L-245-00-039-00

This property (former night club) was inspected and declared unsafe due to deteriorating conditions. This structure was extensively damaged by a fire and is located in a residential neighborhood. Owners have failed to bring the structure into compliance.

3. 4413 Baseline Road **Ward: 2** Owner: Lones RT 92 INC.
Zoning Class: R-2
Legal: Rinke Garden W 105' of N210' of
LT 11
Parcel No: 35L-001-30-025-00

This property (former gas station) was inspected and declared unsafe due to deteriorating conditions. This structure was extensively damaged when a car ran into the front of the building. Owners have failed to bring the structure into compliance.