OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION SEPTEMBER 21, 2021 AGENDA

Subject:	Action Required:	Approved By:
Condemning one (1) commercial structure as a Nuisance.	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	A commercial structure located at 2812 Wright Avenue has become run-down, dilapidated, unsightly, dangerous and detrimental to the public welfare of the citizens of the City of Little Rock, Arkansas. All Notices have been mailed in accordance with Arkansas State Law.	
FISCAL IMPACT	N/A	
RECOMMENDATION	Approval of the ordinance.	
BACKGROUND	The structure has become run-down, dilapidated, unsightly, dangerous and is detrimental to the public welfare of the citizens of Little Rock. The City has contacted the owner by Certified and Regular Mail outlining the conditions of the structure, and they have failed to meet the timelines to either repair or demolish the structure. The structure has deteriorated because of a lack of maintenance and age. Residents in the vicinity of the property and those passing by have complained that the structures are a public nuisance and a danger to the health and safety of persons in the area and their property.	

1. 2812 Wright Avenue Ward 1 Owner: Simmons S. Smith, 2420 South Broadway Street,

Little Rock, AR 72206

Legal: Mayfair Addition, Lots 7 thru 12, Block 4 W372'

S150' E372' TO POB

Parcel No: 34L-194-00-011-00

Zoning I-2, Light Industrial District

Classification:

Status: Closed. Former Janitorial/Supply House

The property at 2812 Wright Avenue was presented to the Board of Directors in June 2012 for condemnation consideration; however, it was removed because of a legal proceeding. Since that time, there has been no progress made to address the issues.