1	ORDINANCE NO	
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3	AN ORDINANCE TO CONDEMN ONE COMMERCIAL STRUCTURE	
4	AND TO PROVIDE FOR SUMMARY ABATEMENT PROCEDURES; TO	
5	AUTHORIZE THE RAZING AND REMOVAL OF THE STRUCTURE	
6	LOCATED AT 4301 WESTERN HILLS AVENUE / 7609 COLONEL	
7	GLENN ROAD IN THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR	
8	OTHER PURPOSES.	
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10	WHEREAS, the structure located at 4301 Western Hills Avenue / 7609 Colonel Glenn Road, within	
11	the corporate limits of the City of Little Rock, Arkansas, has become run-down, dilapidated, unsightly,	
12	dangerous, and detrimental to the public welfare of the citizens of the City of Little Rock and constitutes	
13	public nuisance dangerous to the health and safety of persons in the area and their property; and	
14	WHEREAS, the property is owned by SCR Joint Venture LP, is located in Ward 7, and is zoned S-1	
15	(Special Purpose District), currently used as an Industrial Flex Building, but despite repeated notifications	
16	from the City, including notice sent by certified and regular mail outlining the conditions of the structure	
17	and the need for repair or demolition, the owner has failed to take the necessary action within the timelines	
18	prescribed by the City; and	
19	WHEREAS, it is necessary for the City to initiate summary abatement procedures and proceed with	
20	condemnation and removal of the structure in accordance with applicable laws and City Code.	
21	NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY	
22	OF LITTLE ROCK, ARKANSAS:	
23	Section 1. The commercial structure located at 4301 Western Hills Avenue / 7609 Colonel Glenn	
24	Road, owned by SCR Joint Venture LP, is hereby declared to be a public nuisance and is condemned due	
25	to its dilapidated, dangerous, unsightly, and unsafe condition.	
26	Section 2. The Director of the Department of Housing and Neighborhood Programs, or their	
27	authorized representative, is hereby authorized to proceed with summary abatement of the nuisance	
28	conditions existing at the property, including but not limited to the razing, removal, and disposal of the	
29	condemned structure and any associated debris, in accordance with City procedures and Arkansas law.	
30	Section 3. All costs incurred by the City of Little Rock in razing, removing, or otherwise abating	
31	the structure and associated nuisance conditions shall be charged to the property owner and shall constitute	
32	a lien against the property, to be collected in the manner provided by law.	

I	<b>Section 4.</b> Severability. In the event any title, paragraph, item, sentence, clause, phrase, or word of		
2	this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication		
3	shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the		
4	portion so declared or adjudged invalid or unconstitutional were not originally a part of the resolution.		
5	Section 5. Repealer. All laws, ordinances, resolutions, or parts of the same, which are inconsisten		
6	with the provisions of this resolution are hereby repealed to the extent of such inconsistency.		
7	Section 6. Emergency Clause. There is hereby found and declared to be an immediate need to		
8	condemn, raze and remove the structure at 4301 Western Hills/7609 Colonel Glenn Road, a public		
9	nuisance, and emergency is ,therefore, declared to exist this Ordinance shall be in force and take effect		
10	immediately upon and after its passage.		
11	ADOPTED: December 2, 2025		
12	ATTEST:	APPROVED:	
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15	Allison Segars, City Clerk	Frank Scott, Jr., Mayor	
16	APPROVED AS TO LEGAL FORM:		
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19	Thomas M. Carpenter, City Attorney		
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