

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 20, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance condemning three (3) commercial structures as a nuisance.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
---	---	---

<p style="text-align: center;">SYNOPSIS</p>	<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>
<p style="text-align: center;">FISCAL IMPACT</p>	<p>If structures are condemned and demolition is completed, the City will incur demolition costs. A lien will be filed on the property by the City to recover all incurred costs.</p>
<p style="text-align: center;">RECOMMENDATION</p>	<p>Approval of the ordinance.</p>
<p style="text-align: center;">BACKGROUND</p>	<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. Various citizens and Neighborhood Associations have complained about the negative environmental and criminal impact dilapidated and burned out structures have on their neighborhoods.</p>

1. 3724 West 12th Street

Ward: 1

Classification: UU, Urban Use District

Owner: Yafai Investment Inc./Alemqueah Mustaf

Synopsis: This building is a former service station that has been vacant for several years. A Building Permit was obtained in 2012 for general repairs, and the permit expired with no inspections. The building sits across the street from the Willie L. Hinton Neighborhood Resource Center.

2. 4200 Asher Avenue

Ward: 1

Classification – C-3, General Commercial District

Owner: LaMadison Management Corp.

Synopsis: This building is a former business that has been vacant for several years. This building was damaged by a car two (2) years ago and hasn't had an active Building Permit since the nineties.

3. 2901 Dr. Martin Luther King, Jr., Drive

Ward: 2

Classification – C1, Neighborhood Commercial District

Owner: Jeffries, Helen Williams Revocable Trust

Synopsis: This building is a former business that has been vacant for several years. The rear addition on the building is near collapse and the brick façade on the south side is failing and some bricks have already fallen. The building sits next to the Rose of Sharon Church and is also located within a block of a Little Rock School District facility.