

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 19, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>To condemn three (3) commercial structures; and provide summary abatement procedures, and raze and remove structures.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The three (3) commercial structures have become run-down, dilapidated, unsightly, dangerous and detrimental to the public welfare of the citizens of the City of Little Rock.</p>	
FISCAL IMPACT	<p>N/A</p>	
RECOMMENDATION	<p>Approval of the ordinance.</p>	
BACKGROUND	<p>The structures have become run-down, dilapidated, unsightly, dangerous and is detrimental to the public welfare of the citizens of Little Rock. The City has contacted the owners by certified and regular mail outlining the conditions of the structures. They have failed to meet the timelines to either repair or demolish the structures. The structures have deteriorated because of a lack of maintenance and age.</p> <p>The buildings at 2812 Asher Avenue were presented to the Board of Directors in June 2012 for condemnation consideration; however, they were removed due to a bankruptcy proceeding. The buildings have continued to deteriorate and the roofs have failed because of a lack of maintenance. No work has been performed on the buildings since the original notice that was sent on March 15, 2012.</p>	

**BACKGROUND
CONTINUED**

The buildings at 4729 Baseline Road are storage buildings that are vacant. The property owner contacted staff after the first notice and stated that the property may be sold and they would clean-up the property; however, no significant progress has been made and staff hasn't received any recent contact from the owner. These buildings have been damaged by fire and are open. The original notice was sent October 8, 2015.

The building at 6501 West 65th Street was a former restaurant and has been vacant for a number of years and is adjacent to the Rodeway Inn. The owner contacted staff when the initial letter was received and asked for additional time to sell the property. They stated that they would clean-up, and board and secure the building. A small amount of clean-up was performed; however, the building has graffiti painted on the north end and continues to deteriorate. Staff has not received any recent contact from the owner. The original notice was sent on June 1, 2015.

1. 2812 Asher Avenue
Owners: Simmons S. Smith
Address: 2420 South Broadway Street, Little Rock, Arkansas 72206
Legal: FLEMING & BRADFORD PT BLK 3 BEG NW
COR TH E90' TH S130' TH E 50' TH S80' TH W 140'
TH N 210' TO BEG 3
Parcel No: 34L-195-00-030-00
Ward 1
Zoning Classification: C-3, General Commercial District
Status: **Closed** Former Janitorial Business

2. 4729 Baseline Road
Owner: Sunbelt Investment Eight.
Address: 823 North Street, Little Rock, Arkansas 72201
Legal: Lot 4 & 5 Exc. 074AC Used for Baseline Road Block 0
South Heights Sub. Addition
Parcel No: 35L0016200400
Ward 7
Zoning Classification: C-3 General Commercial District
Status: **Closed** Former Mini Storage

3. 6501 West 65th Street
Owner: Gregory Riggs
Address: #14 Old Orchard Drive, Mabelvale, Arkansas 72103
Legal: Lot 1 and W' LY 20' TR A, Richard's Com' L #2
Addition
Parcel No: 34L3550000100
Ward 2
Zoning Classification: C-3, General Commercial District
Status: **Closed** Former Restaurant