ORDINANCE NO. ____________

AN ORDINANCE CONDEMNING CERTAIN STRUCTURES IN THE CITY
OF LITTLE ROCK, ARKANSAS, AS STRUCTURAL, FIRE AND HEALTH
HAZARDS; PROVIDING FOR SUMMARY ABATEMENT PROCEDURES;
DIRECTING THE CITY MANAGER TO TAKE SUCH ACTION AS IS
NECESSARY TO RAZE AND REMOVE SAID STRUCTURES; TO
DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, certain structures in the City of Little Rock, Arkansas, have become rundown, dilapidated, unsightly, dangerous and detrimental to the public welfare of the citizens of Little Rock; and

WHEREAS, the condition of these structures constitutes a serious structural, fire and health hazard; and

WHEREAS, such structures are a public nuisance and are dangerous to the health and safety of the occupants or other persons and, further, are in such condition as to be dangerous to the lives, limbs and property of people in its vicinity or those lawfully passing thereby; and

WHEREAS, such structures are declared a nuisance and immediate action is necessary to remedy these situations and said buildings should be rehabilitated by the owners or razed either by the owners or the City of Little Rock.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
OF LITTLE ROCK, ARKANSAS:

SECTION 1. The Board of Directors hereby declares that the following structures constitute public nuisances. The owners of the following described property are hereby ordered to immediately contact the Planning & Development Department, Building Codes Division and entering into an agreement providing for the immediate razing and removal of said structure within twenty-four (24) hours and to complete such removal within seventy-two (72) hours of the effective date of this ordinance. While not required by law to do so, the Planning & Development Department, Building Codes Division will immediately attempt to notify the owners of the property listed below of the passage of this ordinance by certified mail or personal service.

The property on which the condemned structures are located by street address and legal description is hereafter set forth with the name of the owners of record, as follow:

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

SECTION 2. The conditions of the structures on the above-described property have been found to present structural, fire and health hazards are dangerous to the health and safety of the occupants or other persons, and further, the structures are in such conditions as to be dangerous to the lives, limbs and property of people in its vicinity or those lawfully passing thereby.

SECTION 3. The City Attorney is hereby authorized to institute such proceedings against such persons as may be necessary in order to enforce the provisions of this ordinance so as to remedy the unsightly and dangerous conditions brought about as a result of the failure of the owners thereof to maintain this property.

SECTION 4. The Planning & Development Department, Building Codes Division of the City of Little Rock is also authorized to raze and remove said buildings and file and enforce a lien against said property for the cost of razing and removing said structures pursuant to Section 20-32 of the Little Rock Code of Ordinances.

SECTION 5. Unless the provisions of this ordinance are put into effect immediately, the public health, safety and welfare of the citizens of the City of Little Rock, Arkansas, will be adversely affected; therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage.

PASSED: April 19, 2016

ATTEST: 

____________________________________  _____________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

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APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney