

1 **ORDINANCE NO. _____**
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3 **AN ORDINANCE TO CONDEMN THE PROPERTY LOCATED AT 6705**
4 **SOUTH UNIVERSITY AVENUE, LITTLE ROCK, ARKANSAS, AS A**
5 **STRUCTURAL, FIRE AND HEALTH HAZARD; TO PROVIDE FOR**
6 **SUMMARY ABATEMENT PROCEDURES; TO DIRECT CITY STAFF TO**
7 **TAKE SUCH ACTION AS IS NECESSARY TO RAZE AND REMOVE**
8 **SAID STRUCTURE; TO DECLARE AN EMERGENCY; AND FOR**
9 **OTHER PURPOSES.**
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11 **WHEREAS**, the property located at 6705 South University Avenue, in the City of Little Rock,
12 Arkansas, has become run-down, dilapidated, unsightly, dangerous, obnoxious and detrimental to the public
13 welfare of the residents of Little Rock; and,

14 **WHEREAS**, the condition of the structure has deteriorated to the point that it is dangerous to the health
15 and safety of the occupants or other persons and, further, is in such condition as to be dangerous to the lives,
16 limbs and property of the people in its vicinity or those lawfully passing thereby; and,

17 **WHEREAS**, the owner of the structure has received proper legal notice to either rehabilitate or remove
18 the structure and has failed to do so; and,

19 **WHEREAS**, such structure is hereby declared a nuisance and immediate action is necessary to
20 demolish the structure.

21 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY**
22 **OF LITTLE ROCK, ARKANSAS.**

23 **Section 1.** The condition of the structure located on the property described below has been found to
24 present structural, fire and health hazards and is dangerous to the health and safety of the occupants or other
25 persons, and further, the structure is in such condition as to be dangerous to the lives, limbs and property
26 of people in the vicinity or those lawfully passing thereby. The Board of Directors hereby condemns the
27 following structure, identified by street address, owner, legal description and parcel number, and declares
28 it to be public nuisances:

- 29 **Address: 6705 South University Avenue, Little Rock, Arkansas**
30 **Owner: Hazel Etal Boone**
31 **Legal: GRACELAND AC ANNEX TR C BEG SE COR TR 41 N ON E L1 108' TO INTERS E**
32 **L1 HWY 67-70 SW IN HWY 113' E ON S L1 42' TO BEG 41**
33 **Parcel No.: 4411750103300**
34 **Ward: 2**

1 **Section 2.** The City Manager is hereby authorized to direct the Planning & Development Department
2 to raze and remove the structure condemned in this ordinance and to file and enforce a lien against the
3 property described herein for the cost of razing and removing said structure pursuant to Little Rock, Ark.,
4 Rev. Code (“LRC”) §20-29 (1988).

5 **Section 3. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or word
6 of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication
7 shall not affect the remaining portions of the ordinance, which shall remain in full force and effect as if the
8 portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

9 **Section 4. Repealer.** All ordinances, resolutions, bylaws, and other matters inconsistent with this
10 ordinance are hereby repealed to the extent of such inconsistency.

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

15 **PASSED: May 21, 2024**

16 **ATTEST:**

APPROVED:

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18 _____
19 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

20 **APPROVED AS TO LEGAL FORM:**

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23 **Thomas M. Carpenter, City Attorney**

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