

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 17, 2024 AGENDA**

<p>Subject:</p> <p>Approval of an ordinance to condemn the commercial structure located at 3900 Asher Avenue.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
<p>SYNOPSIS</p>	<p>The commercial structure at 3900 Asher Avenue has become run-down, dilapidated, unsightly, dangerous, and detrimental to the public welfare of the residents of the City of Little Rock, Arkansas. On May 21, 2024, the Little Rock Board of Directors voted to condemn the property. However, public notice was not properly provided at the time. Therefore, the item is before the Board again to ensure proper public notice.</p>	
<p>FISCAL IMPACT</p>	<p>TBD</p>	
<p>RECOMMENDATION</p>	<p>Approval of the ordinance.</p>	
<p>BACKGROUND</p>	<p>The City has contacted the owner by certified and regular mail outlining the conditions of the structure, and the owner has failed to meet the timelines to either repair or demolish the structure. The structure has deteriorated because of a lack of maintenance, age, and was extensively damaged as a result of a fire. As a result, staff is recommending the formal condemnation and removal of the structure.</p>	

**BACKGROUND
CONTINUED**

Owner: Cedric Love

Legal: RC Butlers Lots 3-4 & 514

Parcel No.: 34L1680011500

Ward: 1

Zoning Classification: C-1, Neighborhood Commercial
District

Use: Former retail