

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO CONDEMN A CERTAIN STRUCTURE IN THE CITY OF LITTLE ROCK, ARKANSAS, AS A STRUCTURAL, FIRE AND HEALTH HAZARD; TO PROVIDE FOR SUMMARY ABATEMENT PROCEDURES; TO DIRECT CITY STAFF TO TAKE SUCH ACTION AS IS NECESSARY TO RAZE AND REMOVE SAID STRUCTURE; TO DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.**

**WHEREAS**, a certain structure in the City of Little Rock, Arkansas, identified in this ordinance has become run-down, dilapidated, unsightly, dangerous, obnoxious and detrimental to the public welfare of the citizens of Little Rock; and,

**WHEREAS**, the condition of the structure has deteriorated to the point that it is 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 the people in its vicinity or those lawfully passing thereby; and,

**WHEREAS**, the owners of the structure have received proper legal notice to either rehabilitate or remove the structure and have failed to do so; and,

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

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

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

- 1. **12024 Chicot Road, Little Rock, Arkansas**  
**Owner:** Mark Carter, 23111 Interstate 30, Bryant, AR 72022  
**Legal:** LOT PT SE SE SECTION 11-1S-13 MPDA BEG SE COR SE SE TH N150’  
W372’ S150’ E372’ TO POB  
**Parcel:** 45L0610017500  
**Ward:** 7  
**Zoning Classification:** C-3, General Commercial District

**Section 2.** The City Manager is hereby authorized to direct the Planning & Development Department to raze and remove the structure condemned in this ordinance and to file and enforce a lien against the

1 properties described herein for the cost of razing and removing said structure pursuant to Little Rock, Ark.,  
2 Rev. Code (“LRC”) §20-29 (1988).

3 **Section 3. Severability.** In the event any section, subsection, subdivision, paragraph, subparagraph,  
4 item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or  
5 unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance,  
6 as if such invalid or unconstitutional provision was not originally a part of this ordinance.

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

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

13 **PASSED: November 16, 2021**

14 **ATTEST:**

**APPROVED:**

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16 \_\_\_\_\_  
17 **Susan Langley, City Clerk**

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**Frank Scott, Jr., Mayor**

18 **APPROVED AS TO LEGAL FORM:**

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

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