

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

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**BOARD OF DIRECTORS COMMUNICATION  
MARCH 3, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>To condemn one (1) commercial structure located at 1924 Commerce Street</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The commercial structure located at 1924 Commerce Street has become run-down, dilapidated, unsightly, dangerous and detrimental to the public welfare of the citizens of the City of Little Rock.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Deferral for six (6) months.</p>	
<b>CITIZEN PARTICIPATION</b>	<p>Residents in the vicinity of the property and those passing by have complained that the structure is a public nuisance and a danger to the health and safety of persons in the area and their property.</p>	
<b>BACKGROUND</b>	<p>The structure has become run-down, dilapidated, unsightly, dangerous and is detrimental to the public welfare of the citizens of Little Rock. The City has contacted the owner by certified and regular mail outlining the conditions of the structure. They have failed to meet the timelines to either repair or demolish the structures. The structure has deteriorated because of a lack of maintenance and age.</p>	

**BACKGROUND  
CONTINUED**

- 1. 1924 Commerce Street; Owner: Jaybird Investments, Inc.**  
P.O. Box 1468, Little Rock, Arkansas 72203  
**Legal:** S 37 ½' OF LT 2 Block 402 Lincoln & Zimmerman Addition  
**Parcel ID** #34L-223-00-027-00  
**Ward** 1  
**Zoning Classification:** R-4  
**Status:** **Closed** former Grocery Store