

ORDINANCE NO. _____

AN ORDINANCE TO CONDEMN CERTAIN STRUCTURES IN THE CITY OF LITTLE ROCK, ARKANSAS, AS STRUCTURAL, FIRE AND HEALTH HAZARDS; TO PROVIDE FOR SUMMARY ABATEMENT PROCEDURES; TO DIRECT THE CITY STAFF 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, identified in this ordinance have 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 structures has deteriorated to the point that they 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, the condition of these structures constitutes a serious structural, fire and health hazard; and

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

WHEREAS; such structures are hereby declared a nuisance and immediate action is necessary to demolish the structures.

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

Section 1. The conditions of the structures located on the properties 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 structures are 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 structures, identified by street address, owner, legal description and parcel number, and declares them to be public nuisances:

1. 1217 West 34th Street

Owner: Jessie J / Emma B. Sykes

Legal: Braddocks Blvd L3, Block 52; Lot 5

Parcel No: 34L2750304700

1 **2. 8203 West 46th Street**

2 Owner: Bennett Properties Limited Partnership

3 Legal: Pike, Block 4; Lot 2

4 Parcel No: 44L15000003100

6 **3. 3514 South Chester Street**

7 Owner: Bennie Richard

8 Legal: Woodlawn, Block 4; Lot 5

9 Parcel No: 34L2790004200

11 **4. 3015 Izard Street**

12 Owner: Donald Dukes Jr.

13 Legal: Ebendale, Block 3; Lot 7

14 Parcel No: 34L2770001500

16 **5. 1304 Washington Street**

17 Owner: Mary E P Crutchfield

18 Legal: Buhler's 9th Block 6; Lot 5

19 Parcel No: 34L1180004700

21 **6. 1509 Washington Street**

22 Owner: J LO Enterprises LLC

23 Legal: Buhler's 9th Addition Block 4; Lot 2, & W5' of Alley E ADJ VAC by 974/425

24 Parcel No: 34L1180001800

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26 **Section 2.** The City Manager is hereby authorized to direct the Department of Housing and
27 Neighborhood Programs to raze and remove the structures condemned in this ordinance and to file and
28 enforce a lien against the properties described herein for the cost of razing and removing said structures
29 pursuant to Little Rock, Ark., Rev. Code ("LRC") §20-29 (1988).

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

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

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

41 **PASSED: May 19, 2015**

1 **ATTEST:**

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Susan Langley, City Clerk

5 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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APPROVED:

Mark Stodola, Mayor