

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 3, 2022 AGENDA**

<p>Subject:</p> <p>An ordinance to condemn the structure located at 4500 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;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>An ordinance to condemn the commercial structure located at 4500 Asher Avenue, which has become run-down, dilapidated, unsightly, dangerous and detrimental to the public welfare of the citizens of the City of Little Rock, Arkansas.</p> <p>None.</p> <p>Approval of the ordinance.</p> <p>On October 19, 2022, the Board of Directors approved Ordinance No. 21,932, which removed the property located at 4500 Asher Avenue from the demolition list that was approved via Ordinance No. 21,932 (December 15, 2020). The request was for additional time to repair the building from Jacob Udell, the previous owner, and Sylvester Brown, the new owner of the building. The Board of Directors approved their request with the following stipulations.</p> <ol style="list-style-type: none"> 1. Owner to contract with Structural Engineer to provide structural report within thirty (30) days of the ordinance passage. <i>(Not Submitted)</i> 2. A completion of plans by a licensed design professional and submitted to Planning & Development within sixty (60) days of the ordinance passage and provide Remediation Plan for the building. <i>(Not Submitted)</i>
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**BACKGROUND
CONTINUED**

3. After review and approval of the Construction Plans, a Building Permit and associated permits must be obtained and the structural requirements completed, inspected and approved within 120 days. ***(Not Submitted or Completed)***
4. Work shall not cease for a continuous period of ten (10) calendar days. ***(Permits not obtained, no record of work)***
5. On January 28, 2022, a Citation to Appear in Little Rock Environmental Court was issued to Sylvester Brown for the failure to meet the stipulations as set in Ordinance No. 22,055, or to raze and remove an unsafe structure. After a plea and arraignment on March 9, 2022 (plea - guilty) and court updates on March 21, 2022, and April 7, 2022, the case was dismissed by the Court.
6. Planning & Department Staff has brought this back to the Board of Directors for condemnation consideration and for the razing and removal of the structure.

Owner: Sylvester Brown

Ward: 1

Zoning Classification: PCD, Planned Commercial Development, with C-3, General Commercial District, uses.

Use: Former Vehicle Repair Garage