

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

---

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

<p><b>Subject:</b></p> <p>Approval of an ordinance to condemn the commercial structure located at 6705 South University Avenue.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
<p><b>SYNOPSIS</b></p> <p><b>FISCAL IMPACT</b></p> <p><b>RECOMMENDATION</b></p> <p><b>BACKGROUND</b></p>	<p>The commercial structure at 6705 South University 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>TBD</p> <p>Approval of the ordinance.</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 and age and has no roof. As a result, staff is recommending the formal condemnation and removal of the structure.</p>	

**BACKGROUND  
CONTINUED**

Owner: Hazel Etal Boone

Legal: GRACELAND AC ANNEX TR C BEG SE COR  
TR 41 N ON E L1 108' TO INTERS E L1 HWY 67-70  
SW IN HWY 113' E ON S L1 42' TO BEG 41

Parcel No.: 4411750103300

Ward: 2

Zoning Classification: C-1, Neighborhood Commercial  
District

Use: Former Storage Facility