

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 19, 2021 AGENDA**

<p>Subject:</p> <p>To remove one (1) structure from the condemnation list of properties.</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>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The property owner, Jacob Udell, has requested that the property be removed from the condemnation list and allow time for repair/remediation of the building.</p> <p>None.</p> <p>Denial of the ordinance.</p> <p>On December 15, 2020, the Board of Directors adopted Ordinance No. 21,932 declaring the property located at 4500 Asher Avenue to be run-down, dilapidated, unsightly, dangerous, obnoxious, and detrimental to the public welfare and, found that demolition of the structure was appropriate.</p> <p>Staff is not supportive of the request to remove the structure from the condemnation list. If the Board of Directors approves the removal, staff would like the board to consider these conditions:</p> <ul style="list-style-type: none"> ➤ Owner to contract with a Structural Engineer to provide a complete written analysis and report on the structural integrity of the building and recommendations on how to restore the structural aspects of the building within thirty (30) days of the passage of this amendment. 	

**BACKGROUND
CONTINUED**

- A complete set of plans by a design professional be submitted to our Planning and Development within sixty (60) days of passage of this amendment based on the Structural Engineer's analysis and report and provide a remediation plan for the total completion of the building.
- 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.
- To accommodate the work called for in this ordinance, the City shall provide appropriate permits for this restoration work which will expire no later than February 22, 2023, and shall remain in effect while work is underway and, as necessary, inspected and approved by City Staff.
- If at any time after passage of this amendment, work on the restoration of the structure at 4500 Asher Avenue ceases for a continuous period of ten (10) calendar days, then any other provisions of this ordinance notwithstanding, this matter may be placed back on the agenda for the Board of Directors to approve demolition of this structure.

Owner: Jacob Udell

Ward: 1

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

Use: Former vehicle repair garage