

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 7, 2023 AGENDA**

<p><b>Subject:</b></p> <p>To condemn and remove one (1) residential structure located at #2 Overlook Circle.</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;">Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The residential structure located at #2 Overlook Circle has become run-down, dilapidated, unsightly, dangerous and detrimental to the public welfare of the citizens of the City of Little Rock.</p> <p>None.</p> <p>Approval of the ordinance.</p> <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> <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 owners by Certified and Regular Mail outlining the conditions of the structure, and they have failed to meet the timelines to either repair or demolish the structure. The structure has deteriorated because of a lack of maintenance and age. Also, there is a garage that has collapsed and a swimming pool that is not being maintained.</p>	

**BACKGROUND  
CONTINUED**

Owner: Natural State Contractors, 840 Fleetwood Drive,  
Hot Springs, AR, 71913

Zoning Class: R-2, Single-Family District

Legal: Overlook Park Subdivision, Sec. 23 TWP 2N RUG  
13W, Lot 122 Block 0

Parcel No.: 43L-045-00-103-11

Status: Vacant Residential Structure