

1 **ORDINANCE NO. _____**

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3 **AN ORDINANCE TO CONDEMN CERTAIN STRUCTURES IN THE**
4 **CITY OF LITTLE ROCK, ARKANSAS, AS STRUCTURAL, FIRE AND**
5 **HEALTH HAZARDS; TO PROVIDE FOR SUMMARY ABATEMENT**
6 **PROCEDURES; TO DIRECT CITY STAFF TO TAKE SUCH ACTION AS**
7 **IS NECESSARY TO RAZE AND REMOVE SAID STRUCTURES; TO**
8 **DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.**
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10 **WHEREAS**, certain structures in the City of Little Rock, Arkansas, identified in this ordinance have
11 become run-down, dilapidated, unsightly, dangerous, obnoxious and detrimental to the public welfare of
12 the citizens of Little Rock; and,

13 **WHEREAS**, the condition of these structures have deteriorated to the point that it is dangerous to the
14 health and safety of the occupants or other persons and, further, is in such condition as to be dangerous to
15 the lives, limbs and property of people in its vicinity or those lawfully passing thereby; and,

16 **WHEREAS**, the condition of these structures constitutes serious structural, fire and health hazards;
17 and,

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

20 **WHEREAS**, such structures are hereby declared a nuisance and immediate action is necessary to
21 demolish the structures.

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

24 **Section 1.** The condition of the structures located on the properties described below have been found
25 to present structural, fire and health hazards and are dangerous to the health and safety of the occupants or
26 other persons, and further, the structures are in such condition as to be dangerous to the lives, limbs and
27 property of people in the vicinity or those lawfully passing thereby. The Board of Directors hereby
28 condemns the following structures, identified by street address, owner, legal description and Parcel
29 Number and declares them to be a public nuisance:

30 **1. 6103 Fourche Dam Pike, Lot #2**

31 Owner: Travis Ramsey

32 Legal: Lot 0; Block 13, IMPS ONLY SITS ON 24L-007.01-050.00 PT LOTT 13 BEG 222' N OF
33 SW COR TH E277' N OF SW COR TH E277' TO WLN OF FOURCHE DAM PIKE & ELN OF
34 TR 13 S67 1/4' W277' N67 1/4' TO POB

35 Parcel No.: 24L0070105000

1 **2. 27003 Washington Street**

2 Owner: Willie B. Dixon, Jr.

3 Legal: Lot 4; Block 3, Landreth & Cox Gauntt Rep of mS90' LTS 4 Thru 6/3 N1/2 W1/2 Closed

4 Parcel No.: 34L1700002600

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6 **3. 3412 Coffey Lane**

7 Owner: M&T Coffey and Community, LLC/MHCI Partners, LLC

8 Legal: IMPS Only Sits on 35L-001.23-008.00

9 Parcel No.: 35P0012300000

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11 **4. 9500 South Heights Road, Lot #228**

12 Owner: David Gutierrez

13 Legal: Lot 228; Block, imps only Sits on 35L-006.73-001.00

14 Parcel No.: 35P0067322800

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16 **5. 2 Regina Circle**

17 Owner: Krista Leigh Anne Martin

18 Legal: Lot 2, IMPS Only Sits on 34L-404.22-001.00

19 Parcel No.: 34P4042200200

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21 **6. 13241 Cantrell Road**

22 Owner: Nadine Richardson

23 Legal: Lot 5; Block 16, Pankey J 3rd

24 Parcel No.: 43L0180012200

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26 **7. 1522 Perry Road**

27 Owner: Mary Dycus

28 Legal: Lots 15 & 16; Block 16, Hicks Interurban

29 Parcel No.: 44L0810319700

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

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

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

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

1 **PASSED: November 15, 2022**

2 **ATTEST:**

APPROVED:

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5 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

6 **APPROVED AS TO LEGAL FORM:**

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9 **Thomas M. Carpenter, City Attorney**

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