

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 2, 2021 AGENDA**

<p>Subject:</p> <p>Approval of an ordinance to condemn the commercial structure located at 3724 West 12th Street.</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 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>The commercial structure at 3724 West 12th Street 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>The City has contacted the owner 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, and has suffered extensive damage as a result of being hit several times by vehicles. In addition, the structure is located near a school and near the entrance to the Arkansas State Fairgrounds. As a result, staff is recommending the formal condemnation and removal of the structure.</p> <p>This site and structure has a long history and the City has attempted to work with the owners to rehabilitate the property, without success. The structure was presented to the Board of Directors for formal condemnation on March 20, 2018. The owner requested, and was approved by the Board of Directors, to complete repairs for proposed grocery store. The repairs continued into 2019; however, work stopped sometime in 2019.</p>	

**BACKGROUND
CONTINUED**

The building continues to sit vacant and the repairs to the building remain unfinished. The building is located across the street from the Willie L. Hinton Neighborhood Resource Center and is near the 12th Street Station. Staff is recommending the formal condemnation of the structure and the razing and removal of the building.

Owner: Yafai Investments, Inc.
Alemqueah Mustaf
3800 Camp Robinson Road
North Little Rock, Arkansas, 72118

Ward: 1

Zoning Classification: UU, Urban Use District

Use: Former Gas Station and Garage