

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

**BOARD OF DIRECTORS COMMUNICATION  
MAY 21, 2024 AGENDA**

<p><b>Subject:</b></p> <p>Approval of an ordinance to condemn the commercial structure located at 3900 Asher 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 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 commercial structure at 3900 Asher Avenue has become run-down, dilapidated, unsightly, dangerous and detrimental to the public welfare of the residents of the City of Little Rock, Arkansas.</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 they have failed to meet the timelines to either repair or demolish the structure. The structure has deteriorated because of a lack of maintenance, age, and was extensively damaged as a result of a fire. As a result, staff is recommending the formal condemnation and removal of the structure.</p> <p><u>Owner:</u> Cedric Love  <u>Legal:</u> RC Butlers Lots 3-4 &amp; 514  <u>Parcel No.:</u> 34L1680011500  <u>Ward:</u> 1  <u>Zoning Classification:</u> C-1, Neighborhood Commercial District  <u>Use:</u> Former retail</p>	