



ORDINANCE NO. 20,620

AN ORDINANCE TO AMEND LITTLE ROCK, ARK., REV. CODE § 2-330.41 (1988) TO REDUCE THE TIMEFRAME FOR COMPLETION OF THE DEVELOPMENT SITE PLAN TO THE LAND BANK COMMISSION; AND FOR OTHER PURPOSES.

WHEREAS, pursuant to Little Rock, Ark., Ordinance No. 19,911 (January 15, 2008), the City created the Land Bank Commission (“the Commission”) to help “reverse urban blight, increase home ownership and stability of property values, provide affordable housing, improve the health and safety of neighborhoods within the City, and maintain the architectural fabric of the community” as set forth in Little Rock, Ark., Rev. Code § 2-330.30 (1988); and,

WHEREAS, the Land Bank Commission partners with prospective purchasers, developers, non-profit organizations, and other governmental agencies to acquire and develop Land Bank-held properties in an effort to revitalize blighted areas within the City; and

WHEREAS, prior to conveyance of a property for development, an applicant must submit a Development Site Plan to the Land Bank Commission for review and recommendation to the Board of Directors; and,

WHEREAS, the current timeframe for completion of a Development Site Plan is three (3) years from the date of approval by the Board of Directors, with an additional two (2) years extension option; and,

WHEREAS, the Land Bank Commission believes that a Development Site Plan should be completed in a reasonable period of time; and,

WHEREAS, the Land Bank Commission recommends the Development Site Plan timeframe be reduced to prevent delay in returning vacant, abandoned, and underutilized properties into productive community assets; and,

WHEREAS, the Land Bank Commission recommends that the completion of a Development Site Plan be reduced to one (1)-year from the date the Plan is approved by the Board of Directors, with an additional six (6) months extension option;

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

Section 1. Little Rock, Ark., Rev. Code § 2-330.41 (a) (1988) shall be amended to read as follows:

Section 8. Timeframe for Completion of the Development Site Plan.

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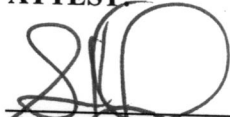
- (a) Unless expressly authorized by the City Board of Directors, upon recommendation of the Commission, any approved Development Site Plan shall be completed **within one (1)-year from** the date approval of the Plan is granted.
- (b) If the developer has made substantial progress toward completion of the Development Site Plan, the Commission may approve an extension of time for development, not to exceed **six (6) months** from the date the Plan expires.

Section 2. Severability. In the event any section, subsection, subdivision, paragraph, subparagraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance, as if such invalid or unconstitutional provision were not originally a part of this ordinance.

Section 3. Repealer. All ordinances, resolutions, bylaws, and other matters inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

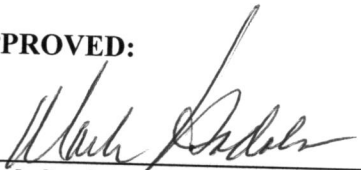
DATE: August 21, 2012

ATTEST:



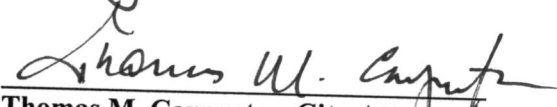
 Susan Langley, City Clerk

APPROVED:



 Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:



 Thomas M. Carpenter, City Attorney

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