R-22- 75

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 2300 PARKWAY DRIVE IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES.

WHEREAS, the buildings and structures whose location is set forth herein are vacant and have become run down, dilapidated, unsightly, dangerous, noxious, unsafe, not fit for human habitation and detrimental to the public welfare of North Little Rock citizens and residents; and

WHEREAS, the condition of such property constitutes a serious fire and health hazard to the City of North Little Rock, and unless immediate actions are taken to remedy this situation by removing, razing and abating said nuisance, there is a great likelihood that the surrounding property may be destroyed by fire originating from such unsafe and hazardous structures, and also that since structures are without proper sanitary facilities and as such are unsafe and hazardous and a breeding place for rats, rodents and other dangerous germ carriers of diseases, such buildings constitute a serious hazard to the health and safety of the citizens of North Little Rock, and they should be moved or razed for the purpose of eliminating such hazards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the City Council hereby declares the buildings, houses and other structures located at the property identified in Section 2 below to be vacant and run down, dilapidated, unsafe, unsightly, dangerous, noxious, unsanitary, a fire hazard, a menace to abutting properties, with the current condition of said structures not being fit for human habitation; and because of such conditions, the City Council declares the same to be condemned as a public nuisance and is ordered abated, removed or razed by the owner thereof.

SECTION 2: That the owner of record of the following described property is hereby directed to raze the same or otherwise abate the said nuisance within thirty (30) days after the posting of a true copy of this Resolution at a conspicuous place upon the structure constituting the nuisance described herein, to-wit:

Part of Lots A and B, Adrea Addition, North little Rock, Pulaski County, Arkansas and being shown on plat recorded in Plat Book 16, Page 7, records of Pulaski County, Arkansas, and being part of the Southeast 1/4 Southeast 1/4 of Section 16 and the Northeast 1/4 Northeast 1/4 of Section 21, Township 2 North, Range 12 West, Pulaski County, Arkansas, more particularly described as follows:

Beginning at the Southeast corner of Lot "A" Lanspark Addition of North Little Rock, Arkansas, said point being a found iron pin; thence South 19 degrees 00

minutes 03 seconds East for a distance of 98.80 feet to a set iron pin; thence South 70 degrees 30 minutes 19 seconds West for a distance of 77.68 feet; thence North 26 degrees 21 minutes 00 seconds West along the West line thereof for a distance of 138.52 feet; thence South 87 degrees 19 minutes 32 seconds East for a distance 102.65 feet to the point of beginning. (Parcel No. 33N1110000100 located at 2300 Parkway Drive and owned by Ralph Cagle).

SECTION 3: If the aforementioned structures have not been razed and/or removed within thirty (30) days after posting a true copy of this Resolution at a conspicuous place upon the structures constituting the nuisance, or the nuisance otherwise abated, the structures shall be torn down and/or removed by the Director of Code Enforcement or her duly designated representative. Each day after the aforesaid thirty (30) days in which said nuisance is not abated shall constitute a separate and distinct offense punishable by a fine of $250.00 for each such separate and distinct offense.

SECTION 4: That the provisions of this Resolution are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Terry C. Hartwick

SPONSOR:

Terry C Hartwick

Mayor Terry C. Hartwick

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:00 A.M. _____ P.M.

By A Fields City Atty

DATE 3/22/22

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY B/Bryant

2300 Parkway

The City of North Little Rock

FELECIA MCHENRY
DIRECTOR

701 WEST 29TH STREET
NORTH LITTLE ROCK, ARKANSAS 72114
501-791-8581 • Fax 501-791-8584
NLRCodeEnforcement@nlr.ar.gov

CODE ENFORCEMENT DEPARTMENT

March 3, 2022

Mayor Hartwick
City Council Members

Re: 2300 Parkway Drive
Lot: A Block: N/A Sub: REA ADDITION
Parcel 33N1110000100
City of North Little Rock, AR

Owners: Ralph Cagle
North Little Rock, AR

Dear Mayor Hartwick;

On January 10th, 2022, North Little Rock Code Officer Timothy McEuen started an investigation into 2300 Parkway Drive due to the conditions of the property. Officer McEuen conducted an exterior inspection were he observed damaged roofing, siding, and soffit exposing the interior to weather conditions. With these observations, it was determined that the structure is unsafe for human habitation.

On January 19th, 2022, Officer McEuen met with the owner, Mr. Ralph Cagle, at the property to discuss the issues with the property. Mr. Cagle stated he did not have keys to the property, and the locks would have to be cut. He further stated he was not going to voluntarily allow the City to perform an interior inspection. He only uses the property for "storage", in which he admitted he has not been inside it for several years.

On February 23, 2022, A search warrant was obtained for the purpose of an interior inspection. The interior inspection showed the property was found to be in an inhabitable state due to damage and holes in the roofing, which has caused water damage through out the structure.

The condemnation procedures were started due to the condition of the structure. Owners and/or heirs and all interested parties were given notice of City Council for the March 28, 2022 hearing date. Notices were mailed by certified and regular mail, legal notice ran in the newspaper, and were also posted on the property. This structure is considered to be unfit for human habitation.

This property constitutes a public nuisance; it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Timothy McEuen
Code Enforcement Officer