

7650
city of cotter
Drew G.
Cotter, Ark

ORDINANCE NO. 90 01

AN ORDINANCE TO RE-ZONE CERTAIN REAL PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF COTTER FROM "R-2" RESIDENTIAL TO "C-2" COMMERCIAL; DECLARING AN EMERGENCY TO EXIST; AND FOR OTHER PURPOSES.

WHEREAS, after due consideration, the Planning Commission of the City of Cotter has recommended to the City Council that certain real property located within the corporate limits of the City, and more particularly described herein, be re-zoned from "R-2" residential to "C-2" commercial; and

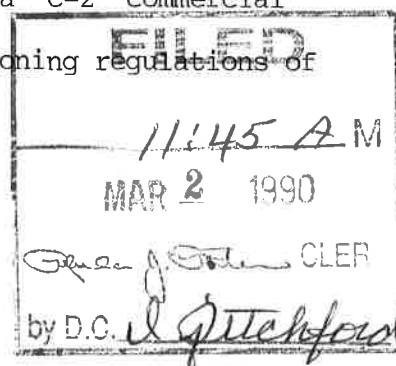
WHEREAS, the City Council agrees that it would be in the best interests of the City that said property be re-zoned for commercial use for the coordinated and harmonious growth and development of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COTTER, ARKANSAS:

SECTION 1. The zoning classification of the following described real property located within the corporate limits of the City of Cotter is hereby changed from "R-2" residential to "C-2" commercial:

All of Blocks 7, 8, and 9 in Burke's Addition 1 to the City of Cotter, Arkansas, except that part thereof acquired as R/W for the U. S. Highway 62 bypass;
ALSO, all of Lots 4, 5, and 6 of Rainbow Heights Section 2 not acquired for R/W for the U. S. Highway 62 by-pass;
ALSO, a part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of frl. Section 30 on the left or east bank of White River in T 19 N, R 14 W, more particularly described as follows: From the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said frl. Section 30, the point of beginning, thence N 89° 03' 49"W, 544.47' along the south line of said frl. Section 30 to a point on the left (east) bank of the White River, thence in a north-easterly direction along the meanderings of the left (east) bank of White River to a point in the bottom of a drain or hollow, which point bears N 24° 20' 15" E and is 381.78' distance from the previous point, thence in a southeasterly direction along the meanderings of the bottom of said drain or hollow to a point which bears S 70° 28' 41" E and is 416.86' distant from the previous point, thence in a southeasterly direction along the meanderings of the bottom of said drain or hollow to a point on the south line of said frl. Section 30, which point bears S 61° 03' 34" E and is 451.35' from the previous point, thence N 89° 51' 45" W, 400.83' along the south line of frl. Section 30 to the point of beginning, containing some 4.2 acres, more or less.
ALSO, part of Block 1 in Burke's Addition 1 to the City of Cotter, Arkansas, being located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of frl. Section 31, T19 N, R 14 West, described as follows: Begin at the NE corner of said frl. Section 31: run thence N 87° 14' 51" W, along the north line of said frl. Section 31, 291.87' to a point along the R/W line of U. S. Highway 62 by-pass; thence S 07° 49' 03" E, along said R/W line, 60.07'; thence S 52° 28' 01" W, along said R/W line, 51.58'; thence leaving R/W line, run N 04° 29' 09" E, 92.53' to a point on the north line of said frl. Section 31; thence S 87° 14' 51" E, 26.04' to the point of beginning.

SECTION 2: The said property described in Section 1 hereinabove shall enjoy all the rights and allowances and be subject to all the restrictions and limitations that apply to other property currently having a "C-2" commercial zoning classification, as outlined and provided in the zoning regulations of the City of Cotter.



SECTION 3. That the zoning map for the City of Cotter be, and it hereby is, revised to reflect the changes set forth in Section 2 hereinabove.

SECTION 4. The Recorder-Treasurer is hereby directed to file a certified copy of this Ordinance with the Circuit Clerk and Ex-Officio Recorder of Baxter County, Arkansas.

SECTION 5. The various parts and sections of this Ordinance are considered to be separate. If any part or section of this Ordinance is found to be void, for whatever reason, it shall not affect the validity of the remainder, but the remainder shall stand.

SECTION 6. All Ordinances or parts of Ordinances found to be in conflict herewith are hereby repealed.

SECTION 7. The City Council has found and determined that revised and updated zoning regulations and classifications are essential for the continued growth and development of the City. Therefore an Emergency is hereby declared to exist and this Ordinance, being necessary for the protection and preservation of the public peace, health, safety, and welfare shall take effect, and be in full force and effect, immediately upon its passage, approval, and publication as required by law.

PASSED this 1 day of March, 1990.

APPROVED: Louis E. Hennis

MAYOR

ATTEST:

Paula L. Ochs
RECORDER-TREASURER

{seal}

1159-90 A

CERTIFICATE

I hereby certify that the attached document represents a true, accurate, correct, and complete copy of Cotter City Ordinance No. 90-01, passed by the City Council on the 1 day of March, 1990.

WITNESS my hand and seal this 1 day of March, 1990.

CITY OF COTTER, ARKANSAS

BY

[Signature]
RECORDER-TREASURER

(SEAL)

1159-90 B.