

ORDINANCE NUMBER 98-12

AN ORDINANCE TO RE-ZONE CERTAIN PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF COTTER, ARKANSAS FROM RESIDENTIAL "R-2" TO COMMERCIAL "C-2"

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 Residential "R-2" to Commercial "C-2"; 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, owned by Lindall D. Anthony and W. Kay Anthony, located within the corporate limits of the City of Cotter, Arkansas is hereby changed from Residential "R-2" to Commercial "C-2": Part of Block 10, Burkes First Addition, bordered on the North by property zoned Commercial (C-2) and on the East by undeveloped Mulberry Lane extended, and additional Commercial "C-2" Property, containing one (1) acre.

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 Commercial "C-2" zoning classification, as outlined and provided in the zoning regulations of the City of Cotter, Arkansas.

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 County and Circuit Clerk 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.

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 All Ordinances or parts of Ordinances found to be in conflict herewith are hereby repealed.

SECTION 7. The City Council has found that revised and updated zoning regulations and classifications are essential for the continued growth and development of the City. Therefore, 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 recording as required by law.

Passed this 17th day of December, 1998.

APPROVED:

ATTEST:


Betty A. Anglin,
Recorder-Treasurer


Bill Jennings,
Mayor