

ORDINANCE NUMBER: 03-06

AN ORDINANCE TO RE-ZONE CERTAIN REAL PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF COTTER, ARKANSAS FROM RESIDENTIAL R-2 TO RESIDENTIAL R-1 AND DECLARING AN EMERGENCY TO EXIST .

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 Residential R-1; and

WHEREAS, The City Council agrees that it would be in the best interest of the City that said property be re-zoned 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 Residential R-2 to Residential R-1:

AREA 1: The northwestern boundary would begin at the corner of Third Street and South Avenue, the area on the southeastern side of Third Street, continuing one block to the corner of Third Street and Tyler Avenue. The southwestern boundary would run from the corner of Tyler Avenue to the continuation of Seventh Street, and then turn northwest on Seventh Street to McLean Avenue. The northern boundary would run along McLean Avenue from Seventh Street to Fifth Street, turning southeast on Fifth Street to the alley between McLean and South Avenue, turning south on Fifth Street to the alley between Fifth and Fourth Streets. At Fourth Street, the boundary would run along Fourth Street to South Avenue and the turn southwest to run from Fourth to Third Street. The area within these boundaries shall be rezoned Residential R-1. This includes lots 18, 19, 20, and 21 as shown on the original plat of Cotter, presently zoned C-1.

AREA 2: Beginning at the corner of First Street and Big Spring Parkway running in a northeasterly direction to Pyeatt Street. Thence in a southeasterly direction to the corner of Big Spring Park and in a southwesterly direction to the high water boundary of White River. Returning to the corner of First Street and Big Spring Parkway/McLean Avenue and in a southeasterly direction to Trout Dock Trail thence in a southeasterly direction to the high water boundary of White River. The entire area described, shall be rezoned Residential R-1.

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 Residential R-1 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 is hereby 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 Clerk of Baxter County, Arkansas

SECTION 5. The various parts 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, and the remainder shall stand.

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 All ordinances or parts of ordinances found to be in conflict herewith are hereby repealed.

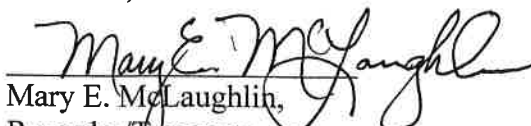
SECTION 7. The City Council has determined that revised and updated zoning regulations and classifications are essential for the continued coordinated and harmonious growth and development of the City. Therefore an emergency is declared to exist and this ordinance being necessary for that harmonious and coordinated growth, shall be in full force and effect upon its passage.

PASSED THIS 17TH DAY OF JULY, 2003.

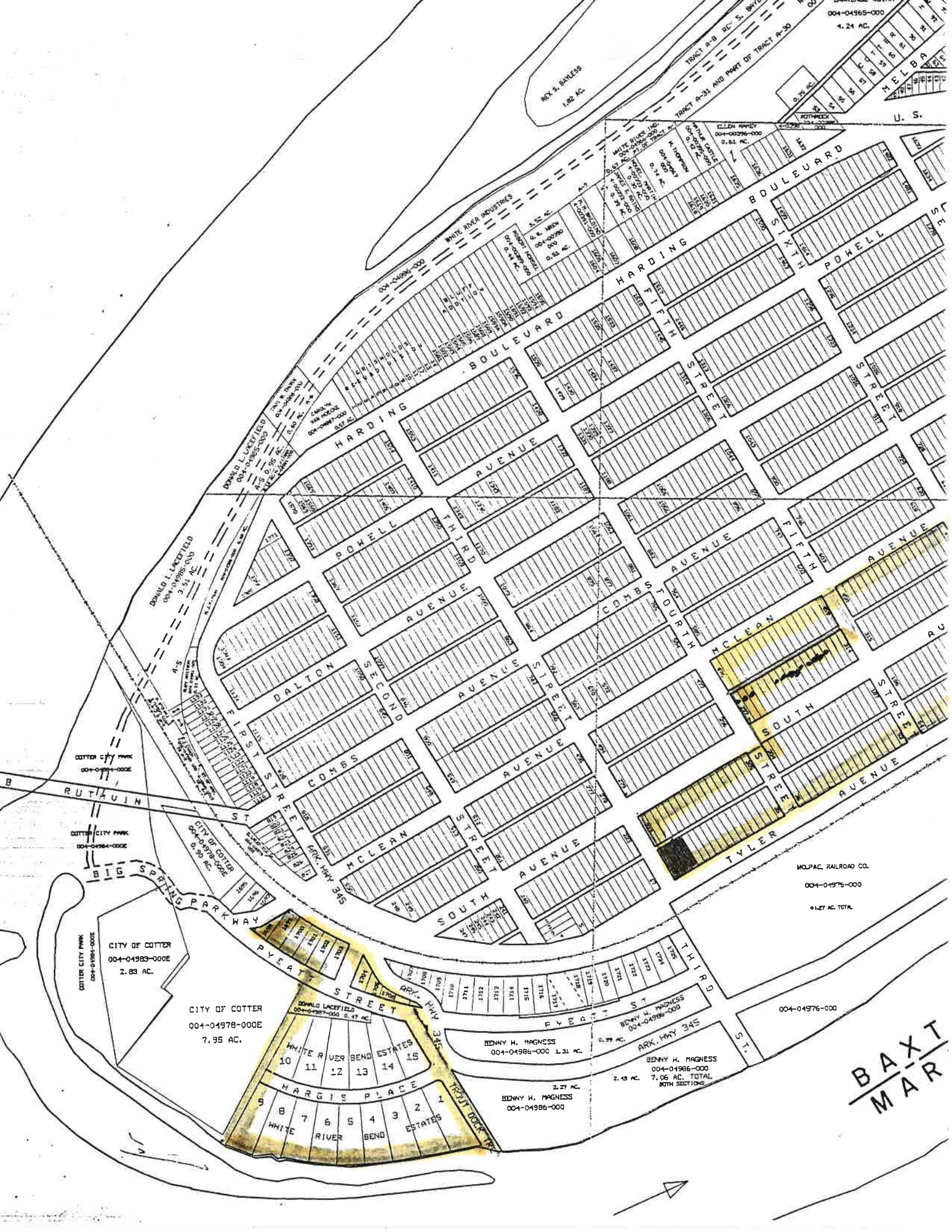
APPROVED:


Bill Jennings, Mayor

ATTEST;


Mary E. McLaughlin,
Recorder/Treasurer





BAXT
MAR

MOLPAC RAILROAD CO.
004-04975-000
4.27 AC. TOTAL

004-04976-000

BENNY H. MAGNESS
004-04986-000
2.27 AC.
BENNY H. MAGNESS
004-04986-000
2.49 AC. TOTAL
BOTH SECTIONS

BENNY H. MAGNESS
004-04986-000
1.31 AC.

CITY OF COTTER
004-04978-000
7.95 AC.

CITY OF COTTER
004-04983-000
2.83 AC.

COTTER CITY PARK
004-04984-000

COTTER CITY PARK
004-04984-000

DAVID L. LACFIELD
004-04985-000
3.51 AC.

DAVID L. LACFIELD
004-04985-000
0.35 AC.

RET. S. BAYLESS
1.82 AC.

004-04965-000
1.24 AC.

U. S.

JAMIE BURDART
004-04972-000
O. BG AC.

MO-PAC RAIL RC
004-04976-

H.L. PITMAN
004-04975-000
26.40 AC

MO. PAC. RAILROAD CO.
004-04976-000
23.81 AC.TOT.

MOLPAC RAILROAD CO.
004-04976-000

MO. PAC. RAILROAD CO.
004-01976-000

ARK. HWY 345

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