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L202003035
BAXTER CO, AR FEE \$20.00
PRESENTED: 04-02-2020 10:39:23 AM
RECORDED: 04-02-2020 10:39:23 AM
CANDA REESE
COUNTY AND CIRCUIT CLERK
BY: KAYLA SMITH
DEPUTY
MISC LAND DOCUMENT
2 Pages

City Council of Cotter, Arkansas

ORDINANCE 2020-01

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

WHEREAS, after due consideration, by the Planning Commission and Zoning Board of the City of Cotter, it 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 Commercial C-2 to Residential R-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 residential 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 Jason Van Der Veer and Alicia Van Der Veer, located within the corporate limits of the City of Cotter, Arkansas is hereby changed from Commercial "C-2" to Residential "R-2":

Located on 277 Mulberry Lane; Parcel No: 004-00524-001, Part of Block 10, Burkes First Addition, bordered on the North by other property along Highway 62/412 zoned Commercial (C-2) and on the East by Mulberry Lane. See attached description from Warranty Deed dated February 20, 2020.

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-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 revised to reflect the changes set forth herein above.

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 All Ordinances or parts of Ordinances found to be in conflict herewith are hereby repealed.

SECTION 6. The City Council has found that this ordinance is necessary for the continued growth and development of the City, to permit the best use of the property as R-2. Therefore, an emergency is hereby declared to exist and shall take effect, and be in full force and effect, immediately upon its passage, approval and recording as required by law.

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

THIS ORDINANCE ADOPTED AND PASSED THIS 26th DAY OF March, 2020

APPROVED:


McGeorge Caradine, Mayor

ATTEST:


Andrea Kray, Recorder/Treasurer

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