

**CITY COUNCIL OF COTTER, ARKANSAS  
ORDINANCE 2023-03**

**AN ORDINANCE TO RE-ZONE CERTAIN PROPERTY LOCATED WITHIN THE  
CORPORATE LIMITS OF THE CITY OF COTTER, ARKANSAS FROM  
RESIDENTIAL R-1 TO MULTIPLE USE MU-1:**

**WHEREAS**, after consideration in meeting on May 23, 2023, the Cotter Planning and Zoning Board 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-1 to Multiple Use MU-1, and

**WHEREAS**, the City Council agrees that it would be in the best interests of the City that said property be re-zoned for Multiple 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 Mark Hal Johnson Trustee, located within the corporate limits of the City of Cotter, Arkansas has two zoning classification and that a portion of property zoned Residential R-1 shall be changed to Multiple Use MU-1.

The entire parcel located at and behind 134 Harding Blvd, consisting of Parcel Number 004-04981-001 and 004-002269-000, as shown on survey prepared by Strider Consulting Engineer dated 04-18-2018, shall all be Zoned Multiple Use MU-1 as described on the attached survey.

**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 MU-1 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.

**SECTION 4.** The Right-of-Way and Easement for the Maintenance Road and Sewer Easement shall continue and convey with the said property as recorded at Baxter County Clerk's office April 11, 1977, on page 105 and 107.

**SECTION 5.** 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 6.** The various parts and sections of this Ordinance are 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 7.** 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 MU-1. 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 ORDAINED BY THE CITY COUNCIL OF COTTER, ARKANSAS:**

THIS ORDINANCE ADOPTED AND PASSED THIS 22<sup>nd</sup> DAY OF June, 2023.

APPROVED BY:   
McGeorge Caradine, Mayor

ATTEST:   
Andrea Kray, Recorder/Treasurer