



Town of Parker Community Development

1314 -11th St Parker, AZ 85344
PH 928-669-9265 Fax 928-669-5247

Application for Rezone

Please Print or Type

FEE \$300.00

Assessors Parcel # _____ Block _____ Lot _____ Docket # _____

PARCEL OWNER NAME: _____

MAILING ADDRESS: _____
House Number and Street Name City State Zip Code

TELEPHONE NUMBER: _____
Home Work Fax

PROPERTY INFORMATION

911 PHYSICAL ADDRESS: _____

SUBDIVISION (if applicable): _____

Current Zoning: _____ Size of Parcel: _____

As owner(s) of the above property, I/we do hereby petition the Honorable Town Council of Parker, Arizona to rezone the parcel

From:	To:
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REASON FOR REZONE (Clarify if the rezone is for the entire parcel or a portion of. If rezoning a portion of a parcel each portion must be legally described). Describe proposed future use such as commercial or residential, etc. If application is to create multiple zonings, describe each separate zoning area in detail. _____

Applicant's Signature: _____ Date: _____

All signatures must be the legal owner(s) of the parcel and all signatures must be notarized.

Subscribe and Sworn to before me in my presence this _____ day of _____, 20__ County _____ State _____

Signature of Notary Public _____ My Commission expires the _____ day of _____, 20__

(Notary Seal)

Agent's Name (if applicable): _____

Agent's Mailing Address: _____

Agent's Telephone Number: _____
Home Work Fax

PLOT OR SITE PLAN

Assessors Parcel Number _____ or Block _____ Lot _____

Plot plan must show the following:

- All parcel property lines,
- Location of new construction, incl. setbacks distances to property lines,
- Location of all existing structures
- Distances between structures and property lines,
- Location of site utilities incl. water lines, sewer, septic tank (if appropriate)
- All easements, washes, embankments and slopes.
- North directional arrow

Instructions for Change of Zoning District Application

FEE \$300.00

The Town of Parker has adopted a zoning ordinance in order to promote the general public health, safety, and welfare of the residents of the community. Two principal objectives of zoning are to encourage orderly community growth and to protect properties within the Town from incompatible development.

Occasionally changes in circumstances or conditions justify changes in zoning classification. Rezoning requests must be evaluated based on conformance and consistency with the Town of Parker General Plan, potential impact upon surrounding properties, compatibility with the surrounding neighborhood, and overall community planning.

PRE-APPLICATION MEETING WITH COMMUNITY DEVELOPMENT

Applicant will meet with the Planning Staff prior to filing a formal application for rezoning in order to familiarize themselves with any public requirements, community plans, zoning patterns, and trends, etc. This will also assist applicants in making a better presentation of their request before the Planning and Zoning Commission.

MATERIALS NECESSARY TO FILE YOUR REQUEST WITH THE TOWN OF PARKER

Application: Please print legibly, or type the information requested, on the application. In requests for rezoning, the burden is on the applicant to explain why the request should be granted, not upon the Planning and Zoning Commission or Town Staff.

Detailed Plot Plan: Applicants must include a site plan drawn to scale and it must include the following:

- Lot size – include all dimensions in feet
- Locations of all existing structures with dimensions and distance from property lines on all sides and between all existing and proposed structures.

Legal Description: Applications must include an accurate legal description of each property.

List of Surrounding Property Owners within 300 feet of the property: The Zoning Ordinance requires the Town to notify surrounding property owners within 300 feet of the property requested to be rezoned.

Filing Fee. A non-returnable filing fee in accordance with the fee schedule adopted by the Town of Parker shall be paid at the time of filing the request for change of zoning district.

PROCEDURE

After a complete application has been submitted to the Town, Town staff will review and evaluate the application. The Town staff will notify the Applicant when the application is ready to proceed to a Neighborhood Meeting and Planning Commission Public Hearing. Town staff will notify the Applicant as to when a Neighborhood Meeting needs to be held to appropriately schedule a Planning Commission Public Hearing.

The Applicant is required under the Town's code to conduct a Neighborhood Meeting prior to the date of the Public Hearing before the Planning and Zoning Commission. Notice of the Neighborhood Meeting must be provided to the list of property owners within 300 feet of the subject property. The Applicant must provide an affidavit of mailing, a copy of the letter sent to property owners, plus the other information required by Town zoning code, for an application to proceed to the Planning Commission Public Hearing.

The Planning and Zoning Commission must hold a Public Hearing on all proposed zoning changes prior to consideration by the Town Council. The Planning and Zoning Commission consists of citizens appointed by the Town of Parker Council. It has been created in accordance with State law to assist the Town Council by providing a non-biased review and recommendation on all Town planning and zoning matters.

The applicant will be given the opportunity to present the request, as well as anyone else speaking in favor of the application, at the Planning and Zoning Commission Public Hearing. Anyone in opposition to, or having questions about the request, will also have the opportunity to be heard. At the conclusion of the Public Hearing, the Planning and Zoning Commission will make a recommendation to the Town Council. Please note that the Planning Commission is advisory to the Town Council on zoning amendments; the Council must make the final decision.

An adoption of a new zoning ordinance, by law, requires two separate readings before the Town Council and publication in the newspaper. The ordinance will become effective thirty (30) days after its second reading and final approval by the Town Council.

If you have any questions or desire additional information, please contact the Planning division at the address indicated on the application.

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PROCEDURE FOR COMMUNITY MEETING

Town of Parker – Town Code 10-3-1, portion of:

Must be conducted by Applicant

B. Notice Provisions. The notice requirements for each type of application for development approval are prescribed in the individual sub-sections of this Chapter. When the Zoning Administrator determines that a development application/submittal package is complete, the Zoning Administrator shall cause the public notice of the hearing to be made at the expense of the applicant.

B. Citizen Review Process. In accordance with A.R.S. §9-462.03 the applicant for any and all

rezoning and amendment or adoption of a specific plan applications shall, as a prerequisite to the Planning and Zoning Commission hearing, conduct a neighborhood meeting. The purpose of the meeting is to provide information to the adjacent property owners and residents and to allow the neighbors and residents to express any issues or concerns that they may have with the proposed rezoning or specific plan application before the public hearing is conducted. The applicant is required to notify all landowners within 300 feet of the boundaries of the proposed development, the Town of Parker, and any Neighborhood Associations on record with the Town by first class mail of the scheduled neighborhood meeting. This notice shall state the date, time, and place of the neighborhood meeting and shall include a general explanation of the application. The form of notice may vary according to the specific type of application, and a more extensive method of notice may be deemed necessary by the Zoning Administrator. The applicant shall submit a copy of the notification, documentation of the attendees, minutes of the meeting, and all concerns and issues identified by those attendees to the Zoning Administrator for inclusion in the staff report. All meeting(s) shall be held within the Town of Parker corporate limits and at a time of day most conducive to the public. Failure to conduct a neighborhood meeting shall cause an application to be held/delayed until such meeting has been held.

C. Planning and Zoning Commission. The Planning and Zoning Commission shall hold regularly scheduled public hearings to receive and review public input on those items required by this Ordinance. On those items where the Commission has review authority only, the Commission shall make a recommendation to the Town Council that the Council: 1) approve; 2) approve with conditions; or 3) denial of the application. The Commission's recommendations and actions shall be based on consideration of the following evidence and analysis including, but not limited to, all of the following:

1. Conformance with this Ordinance, and adopted Town standards and policies;
2. Compliance with the Town of Parker General Plan and other adopted Specific Area Plans;
3. Staff recommendations;
4. Outside reviewing agency input;
5. Public input and testimony received during the citizen review session and at the hearing; and
6. Overall effects of the proposal on the neighborhood, area, and community-at-large.

E. Town Council. The Town Council shall hold regularly scheduled public hearings to act upon all items required by this Ordinance. The Town Council shall decide whether or not to: 1) approve; 2) approve with conditions; or 3) deny an application. Action on those items heard will be based on consideration of evidence presented including, but not limited to, all of the following:

1. Planning and Zoning Commission recommendations;
2. Conformance with this Ordinance, and adopted Town standards and policies;
3. Compliance with the Parker General Plan, and other adopted Specific Area Plans;
4. Staff recommendations;
5. Outside reviewing agency input;
6. Public input and testimony received at the hearing; and
7. Overall effects of the proposal on the neighborhood, area, and community-at-large.

