



Town of Parker
Community Development
 1314 – 11th Street Parker, AZ 85344
 Phone: (928)669-9265 Fax: (928)669-5247

Application for Rezone

PROPERTY INFORMATION:

Parcel # _____ Parcel Address: _____
 Subdivision/Park (if Applicable): _____
 Section: _____ Township: _____ Range: _____ Block: _____ Lot(s): _____
 Parcel Owner Name: _____
 Owner Address: _____
 City: _____ State: _____ Zip: _____ Phone: _____

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

From:	To:
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Reason for Rezone: *(Clarify if the rezone is for the entire parcel or a portion. 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.

Upon submitting the rezone application, 2 copies must be included with the application.

If granted the rezone as requested, the general intent and purposes of the Zoning Regulations will be preserved, and applicant acknowledges that the value of the subject parcel will not be diminished.

Applicant(s) Signature(s): _____ Date: _____

Applicant(s) Signature(s): _____ 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

INSTRUCTIONS FOR REZONE APPLICATION

The Town of Parker has adopted zoning regulation in order to promote the general public health, safety, and welfare. Two principal objectives of zoning are to protect properties within the Town from incompatible to detrimental development and to encourage orderly community growth. Zoning, which reflects existing conditions and community plans, should permit a reasonable and appropriate use of land in terms of general public welfare. Occasionally changes in circumstances or conditions justify changes in zoning classification. Rezoning requests must be evaluated based on impact upon surrounding properties, the surrounding neighborhood, overall community planning, and development and consistency with the Town of Parker General Plan.

PRE-APPLICATION MEETING WITH COMMUNITY DEVELOPMENT

You will meet with the Planning Staff prior to filing a formal application for change of zoning district in order to familiarize yourself with any public requirements, community plans, zoning patterns, and trends, etc. This will also assist you in making a better presentation of your 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 change of zoning district, the burden of proof 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: Site plan to scale and 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: A description of each property included in the request, certified by a Land Surveyor or Professional Engineer registered in the State of Arizona or referenced to a recorded subdivision, shall be provided by the Applicant.

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

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 consist 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 notified by mail of the time and place of the Public Hearing before the Planning and Zoning Commission. The applicant is given the opportunity to present his request along with anyone else speaking in favor of the application. Anyone in opposition to, or having questions about the request, will then have the opportunity to be heard. After 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. The Council may adopt the recommendation of the Planning Commission without holding another Public Hearing if there is no objection, request for a Public Hearing, or other protest. If a Public Hearing is to be held, it will closely follow the same procedures as the Planning Commission. If the Council decides to amend the Zoning Ordinance, an ordinance must then be adopted by the Council to put the amendment into effect. Adoption of an ordinance, by law, requires two separate readings before the Town Council and publication in the newspaper. An ordinance will become effective thirty (30) days after its second reading and adoption. If you have any questions or desire additional information, please contact the Planning division at the address indicated on the application.