



Docket Z-13-03 (Fuller)

A Request to Rezone a Parcel from
TR-36 to RU-4

Board of Supervisors
8/13/2013



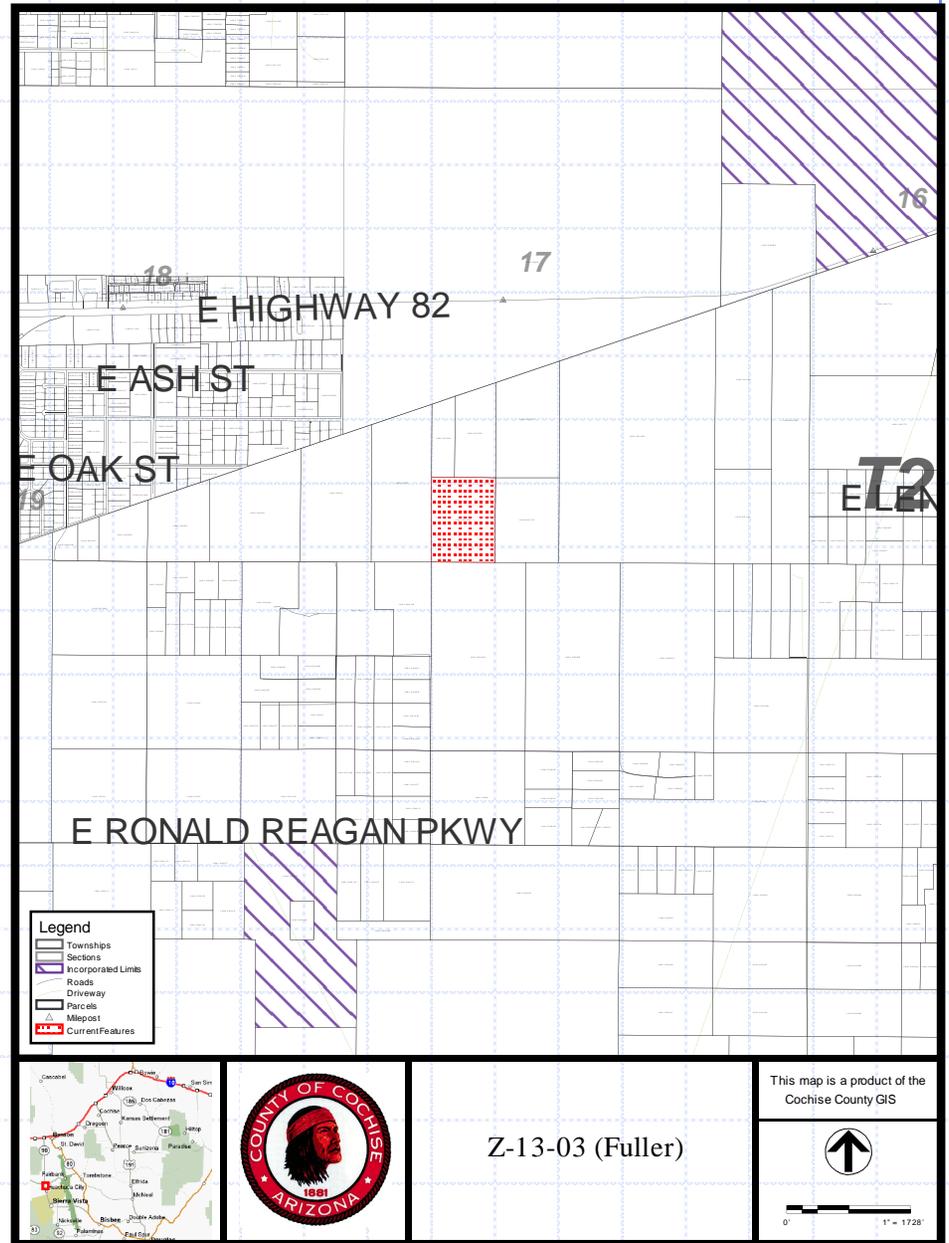
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- The Applicant is Stephanie Fuller.
- Request to rezone ("downzone") a 24.31-acre parcel from TR-36 to RU-4.
- The parcel is located in the Babocomari.
- Current TR-36 zoning, approved in 2005, is conditional, pending approval of a subdivision plat. No plat has been submitted to date.
- The Applicant has requested that the \$250 rezoning fee be waived because, despite the due diligence performed prior to parcel purchase, the Applicant was not informed of the permit restrictions associated with the conditional rezoning that are attached to the property.



Location

The property is located at the corner of E. KC Williams Lane and N. Zosimo Drive in the Babocomari.





Northeast view of the Fuller property



Factors in Favor

1. Allowing the request would be in keeping with the character of development in the area;
2. The Babocomari Area Plan and Comprehensive Plan policies prescribe a low density of residential development in this area to protect the current character of the neighborhood, and the request would facilitate such a density; and
3. The request would remove the conditional zoning and permit the owner to develop the property.



Factors Against

1. None Apparent



Recommendation: Conditional Approval

1. The Applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning.