



Docket Z-14-03 (Phillips)

A Request to
Rezone two Parcels from
RU-2 to RU-4

Board of Supervisors
06/10/2014



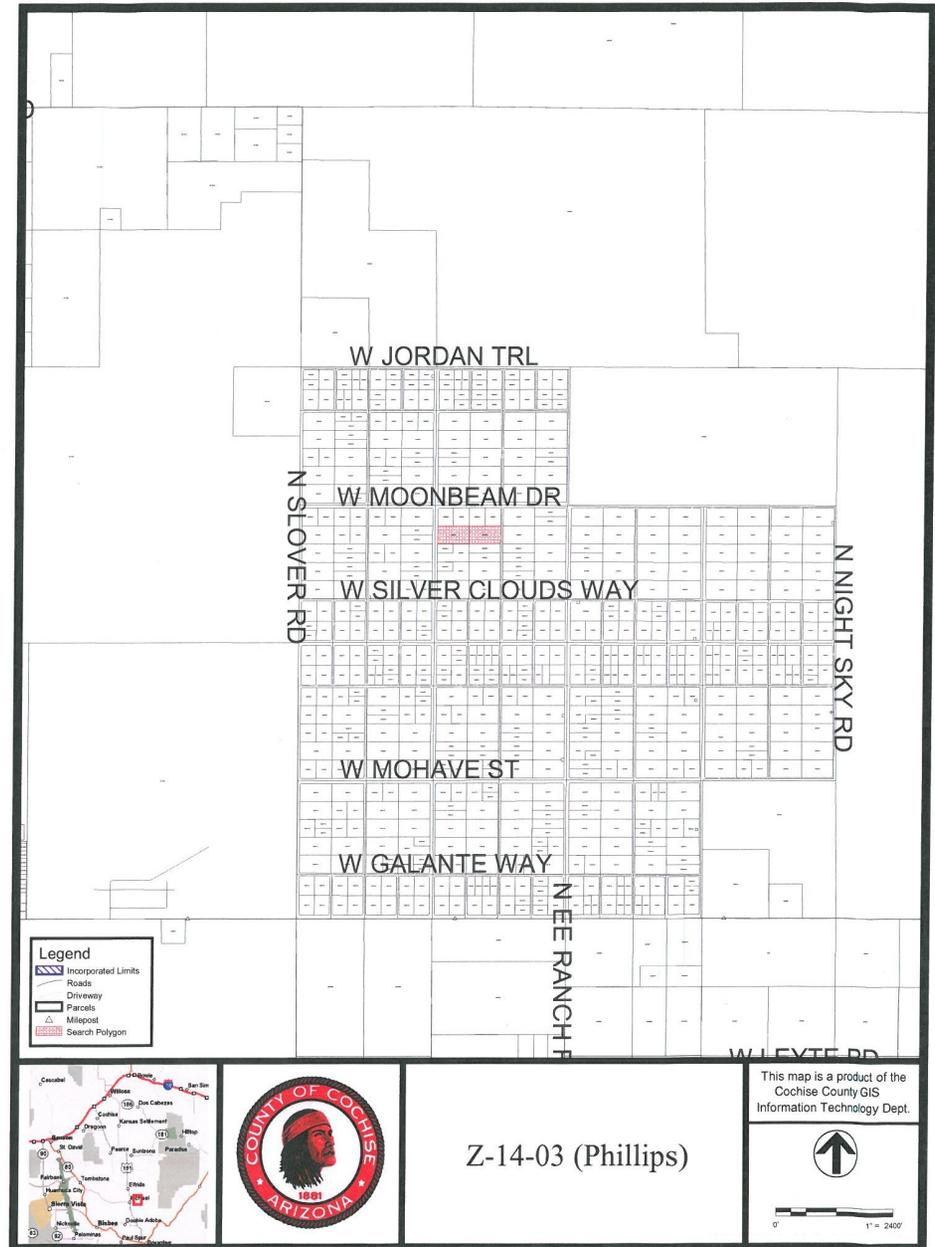
Dockets Z-14-03 (Phillips)

- The Applicant is Leah Phillips.
- Request to rezone ("downzone") two parcels totaling 10-acres from RU-2 to RU-4.
- The parcels are located east of McNeal.
- The Applicant has come forward seeking to legitimize construction on her property, and wishes to use the Owner-Builder Opt Out program to do so.
- The current RU-2 zoning does not permit the owners to utilize the Opt Out program for residential construction, whereas the proposed RU-4 does permit the use of the program.
- One objection citing property values was received, thereby requiring a public hearing by the Board.



Location

The properties are located northeast of Davis Road and Highway 191.





View of the Phillips property



View of the surrounding area



Factors in Favor

1. Allowing the request would be in keeping with the character of the area which is undeveloped land; and
2. The Comprehensive Plan policies encourage reductions of density in undeveloped areas.

Factors Against

1. The request comes as a result of requests to legitimize structures built without a permit; and
2. One neighboring property owner has expressed opposition based on uncertainty regarding property values.



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.