



# **Special Property Designation Map – Resolution 04-12**

## **Revised City Code Title - 8 & 9**

### **July 21, 2020**

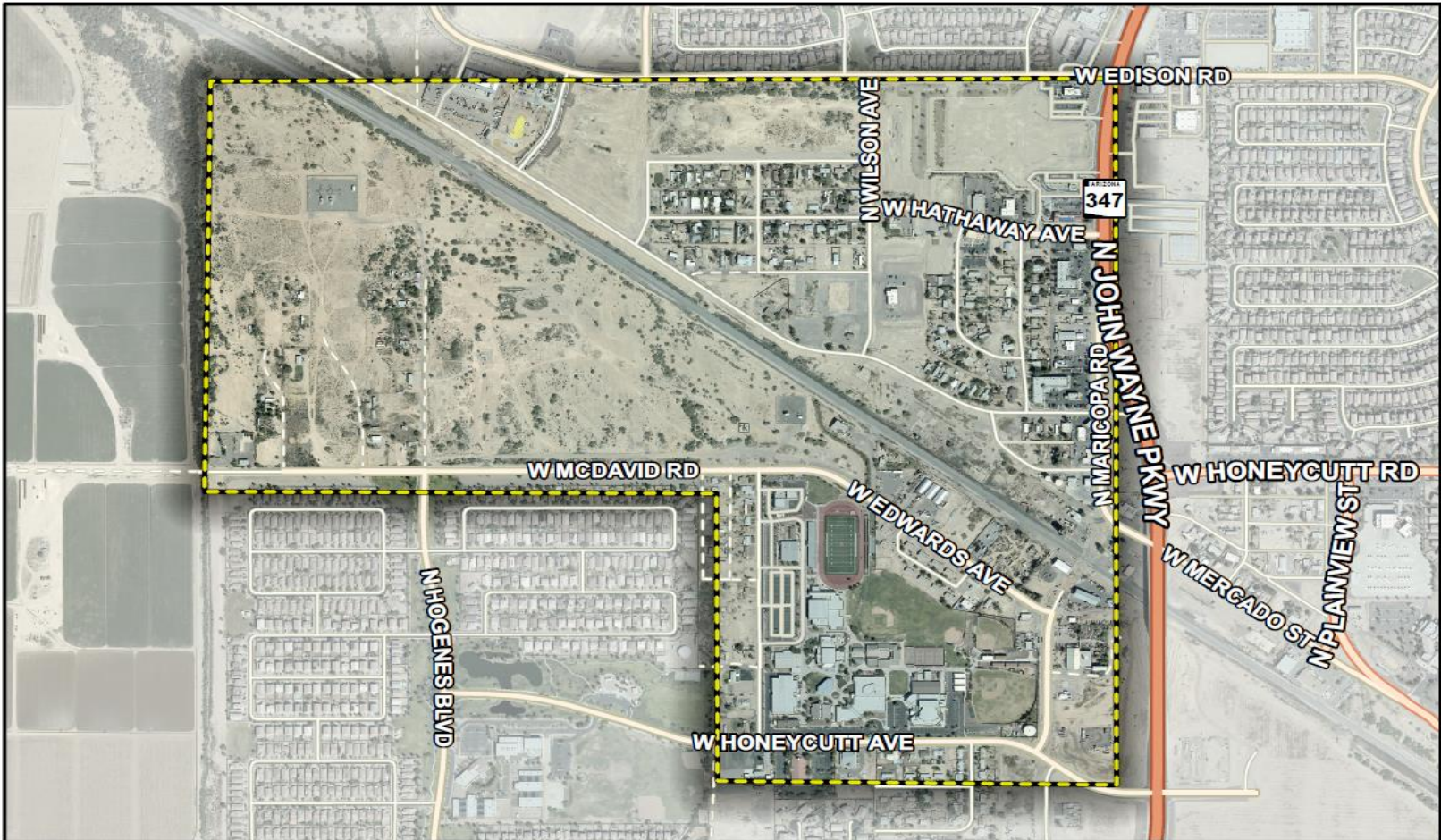




# Site Location – Special Property Designation Area Map



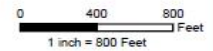
## Special Development Area



Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

7/14/2020  
11" x 8.5"

H:\Projects\Economic and Community Development\2020\Special Development Area\special\_development\_area.aprx





# Birdseye View of North McDavid Road











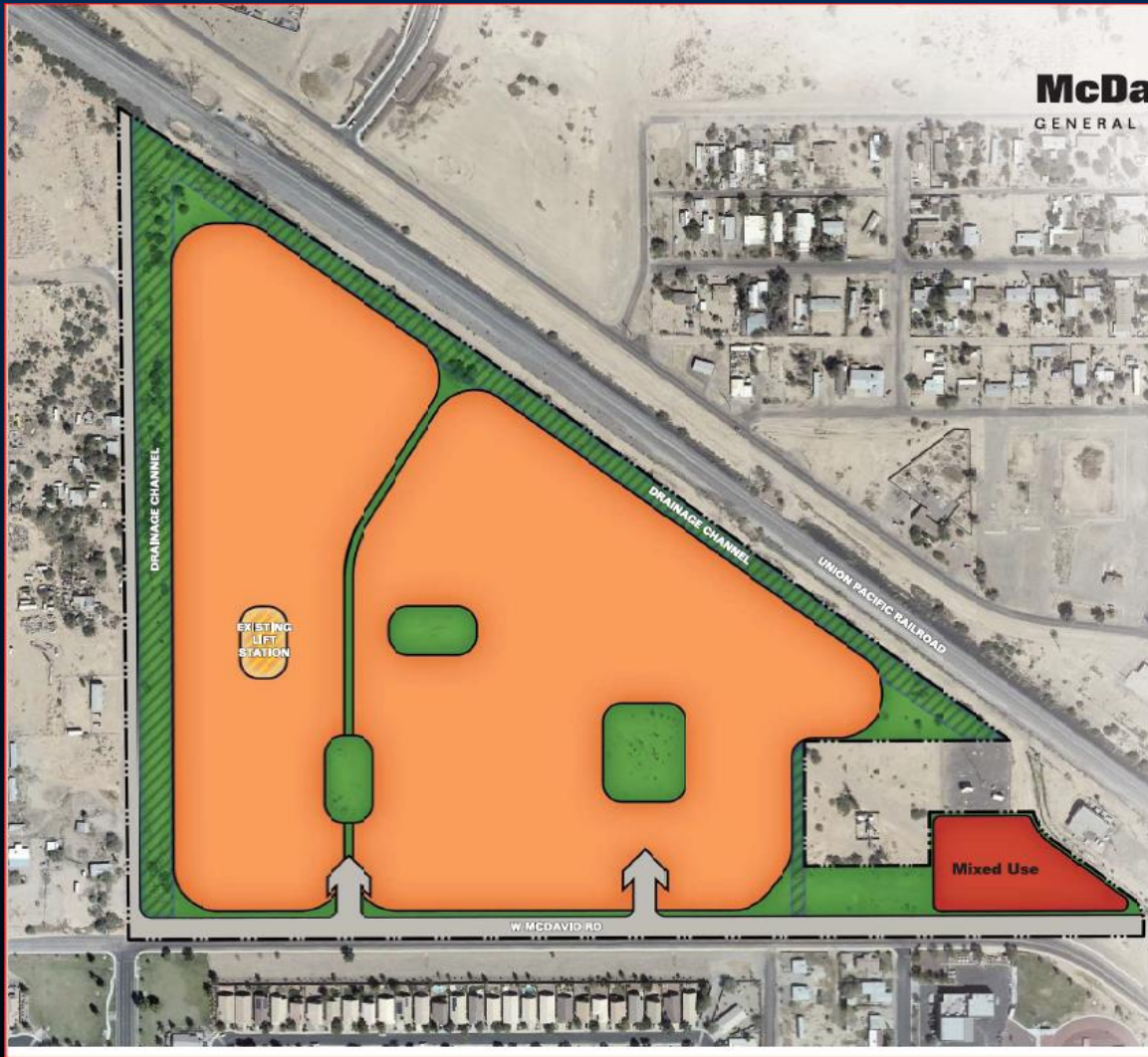
# Proposed New Projects- in process

## McDavid & John Wayne GENERAL PLAN AMENDMENT & PAD ZONING

### Site Plan Exhibit B

| Conceptual Site Data Table     |            |
|--------------------------------|------------|
| Single Family Development Area | ±61.62 AC  |
| Commercial / Industrial Area   | ±4.50 AC   |
| Total Site Area                | 66.12 AC   |
| Site Residential Density       | 4.37 DU/AC |
| Total Open Space (25%)         | ±16.80 AC  |

| Legend  |                            |
|---|----------------------------|
|    | Medium Density Residential |
|    | Mixed Use                  |
|    | Existing Lift Station      |
|    | Drainage Channel           |
|    | OS & Parks                 |
|  | Project Boundary           |



18 March 2020  
CVL CONSULTANTS



# Proposed New Developments – in process





# Loma Road View





































# Unknown Dirt Road View

























# White's Towing









# Conclusion

- When Resolution 04-12 was adopted as a condition of incorporation, the Council agreed to exempt the “Special Property Designation Map” areas from abatement and code enforcement so other important city matters could be attended to.
- It has been over sixteen years (16) since the code was implemented and the abatement issues went unchecked and many of these sites have structures and abandoned vehicles occupying land that are in dangerous conditions and raises serious public health, life and safety issues.
- In order to improve the quality of life and resolve the life safety issues within these neighborhoods, staff is recommending to delete the Special Property Designation Map from the City Code to allow staff work with property owners for removal of dilapidated structures and abandoned vehicles as measure of abatements.
- To address the public health and life safety issues, staff will implement dangerous structures removal program (this program was successfully implemented in the Maricopa Station area). This program allows staff to work with the property owner’s full consent for abatements and blight removal. The program requires a signed contract to allow staff to come in and remove dangerous structures and trash for properties in a state of despair and which poses a health and safety risk. There is an initial one-time fee of \$1,500 and \$3,000 dependent on the size of the project . It is paid by the property owner when a new building is constructed or when the property is sold, the associated fees will cover the demolition and abatement. No initial out-of-pocket costs unless the property owner voluntarily wants to pay it and keep the property lien free. The funding for the project will be drawn from the General Fund, Neighborhood Services.

