

## **Addendum to the City of Maricopa Redevelopment District Area Plan Creating an Infill Incentive District**

### **Purpose**

A primary principal of the Redevelopment District Area Plan is to provide the community with greater flexibility in encouraging desirable projects with incentives and assistance while promoting and facilitating investment and appropriate development in the area. The Redevelopment District Area Plan recommends incentive tools to promote development. One such tool for the City to utilize is the Infill Incentive District, as provided in Arizona Revised Statute §9.499.10.

This addendum to the Redevelopment District Area Plan in the form of an Infill Incentive District will establish and utilize a variety of tools for new development, redevelopment and infill development.

Per Arizona Revised Statutes §9-499.10, the governing body of a city or town may designate an Infill Incentive District in an area of the city or town that meets at least three of the following requirements. The Heritage District fulfills four of the six requirements.

1. Large number of vacant older or dilapidated buildings or structures
2. Large number of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes or environmentally contaminated sites
3. Large number of buildings or other places where nuisances exist or occur
4. Absence of development and investment activity compared to other areas in the city
5. High occurrence of crime
6. Continuing decline in population

Per Arizona Revised Statutes §9-499.10, this infill incentive plan is intended to encourage redevelopment in the district. Incentives focus on allowing flexibility and deviations from the typical development standards, and others focus on reducing the cost of fees associated with development. If a project is deemed eligible, incentives will be offered on a case-by-case basis and must be in accordance with the adopted Redevelopment District Area Plan. This Infill Incentive Plan includes:

1. Expedited zoning or rezoning procedures
2. Expedited processing of plans and proposals
3. Waiver and/or deduction of municipal fees for development activities
4. Relief from development standards

**Infill Incentive District Boundary**

The Infill Incentive District as shown on the map attached hereto as Exhibit B and incorporated herein by reference is established as the Infill Incentive District for the City of Maricopa.

**Exhibit B**

**Infill Incentive District Boundary**



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.

10/13/2020  
 8.5" x 11"

H:\Projects\Economic and Community Development\2020\Incentive District\incentive\_district.aprx

0 400 800  
 Feet  
 1 Inch = 800 Feet

