



City of Maricopa

Legislation Text

File #: RES 21-04, **Version:** 1

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, finding the existence of statutory criteria supporting the creation of an Infill Incentive District, designating an Infill Incentive District, and adopting an Infill Incentive Plan. Discussion and Action.

In 2009 the City adopted a Redevelopment District Area Plan that provided guidance for investment and growth. Such guidance included the recommendation of incentive tools to promote development. One tool for the City to utilize is the Infill Incentive District, as provided by Arizona Revised Statute §9.499.10. The City has prepared this addendum to the Redevelopment District Area Plan to serve as the Infill Incentive Plan.

The purpose of an Infill Incentive Plan is to identify potential incentives available to those who choose to develop and/or redevelop within an Infill Incentive District. The City is conscious of the impacts of sprawling development and must have options to accommodate growth within the long-established parts of the city where infrastructure network already exists. Accommodating and incentivizing internal growth preserves maintenance resources.

In accordance with A.R.S. § 9-499.10, areas can be designated as Infill Incentive District if they meet at least three of the following requirements:

- a) Large number of vacant older or dilapidated buildings or structures
- b) Large number of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes or environmentally contaminated sites
- c) Large number of buildings or other places where nuisances exist or occur
- d) Absence of development and investment activity compared to other areas in the city
- e) High occurrence of crime
- f) Continuing decline in population

It was determined that Heritage District/Maricopa Station meets the statutory criteria for an Infill Incentive District. If the governing body establishes an Infill Incentive District, it shall adopt an Infill Incentive Plan. The City of Maricopa is adopting this Infill Incentive Plan in conjunction with the designation of an Infill Incentive District.

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

Incentives within the District will be offered on a case-by-case basis and should be in accordance with the Redevelopment District Area Plan. Not all incentives will apply to every project, but staff will help determine which incentives provide the best outcome for each unique project.

Staff recommends approval of Resolution 21-04.

