

RESOLUTION NO. 21-04

**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.**

WHEREAS, Arizona Revised Statutes (A.R.S.) § 9-499.10, allows governing bodies of cities or towns to designate infill incentive districts in established areas of cities or towns that meet certain requirements; and

WHEREAS, once the governing body of a city or town finds the requirements and designates an infill incentive district, the governing body shall adopt an infill incentive plan to encourage redevelopment in the infill incentive district; and

WHEREAS, the City has determined that the area previously designated as the Redevelopment Area depicted in Exhibit B of the Plan, which is incorporated herein by reference, meets the statutory criteria for an infill incentive district (the “District”); and

WHEREAS, the City has determined that the District generally has older buildings or structures than the rest of the City, there is an absence of development and investment activity in the District compared to other areas in the City, there is a high occurrence of crime in the District, and there is a continuous decline in population in the District, and

WHEREAS, the City believes that it would be in the best interest of the City to designate the District as an infill incentive district as allowed by A.R.S. §9-499.10; and

WHEREAS, the City’s previously approved Redevelopment District Area Plan provides guidance for investment and growth in the District; and

WHEREAS, the City has prepared an addendum to the Redevelopment District Area Plan to serve as the infill incentive plan to implement the incentives provided by state law, which is attached hereto as Exhibit A and incorporated herein by reference (the “Plan”);

WHEREAS, the City has determined that it is appropriate to provide the development incentives as allowed by law to encourage development within the District in accordance with the Plan;

WHEREAS, the City has determined that additional incentives should be permitted by law and as may be appropriate in specific situations to encourage development in the District in accordance with the Plan; and

WHEREAS, the City has determined that projects entitled prior to this resolution will not be eligible for incentives in the Plan; and

WHEREAS, the City has determined that the adoption of the Plan attached hereto and the subsequent implementation of the Plan through development agreements or other means will encourage redevelopment, renovation, and preservation of the area commonly referred to as Maricopa Old Town, Heritage District or Maricopa Station and is in the interest of maintaining the public health, welfare, and safety of the community.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Maricopa as follows:

Section 1. The City Council finds the area of the City depicted in Exhibit B of the Plan, which is attached hereto as Exhibit A and incorporated herein by reference, meets the following four of the six statutory criteria described in A.R.S. § 9-499.10:

1. There are a large number of vacant older or dilapidated buildings or structures;
2. There is an absence of development and investment activity compared to other areas in the city;
3. There is a high occurrence of crime; and
4. There is a continuous decline in population.

Section 2. The area of the City of Maricopa depicted in Exhibit B of the Plan and labeled as the Infill Incentive District is hereby established as an infill incentive district pursuant to A.R.S. § 9-499.10.

Section 3. Pursuant to A.R.S §9-499.10, the Infill Incentive Plan attached hereto and incorporated herein as Exhibit A is adopted.

Section 4. This resolution shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 2ND day of MARCH, 2021.

APPROVED:



Christian Price
Mayor

ATTEST:


Vanessa Bueras, CMC
City Clerk



APPROVED AS TO FORM:


Denis Fitzgibbons
City Attorney

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:

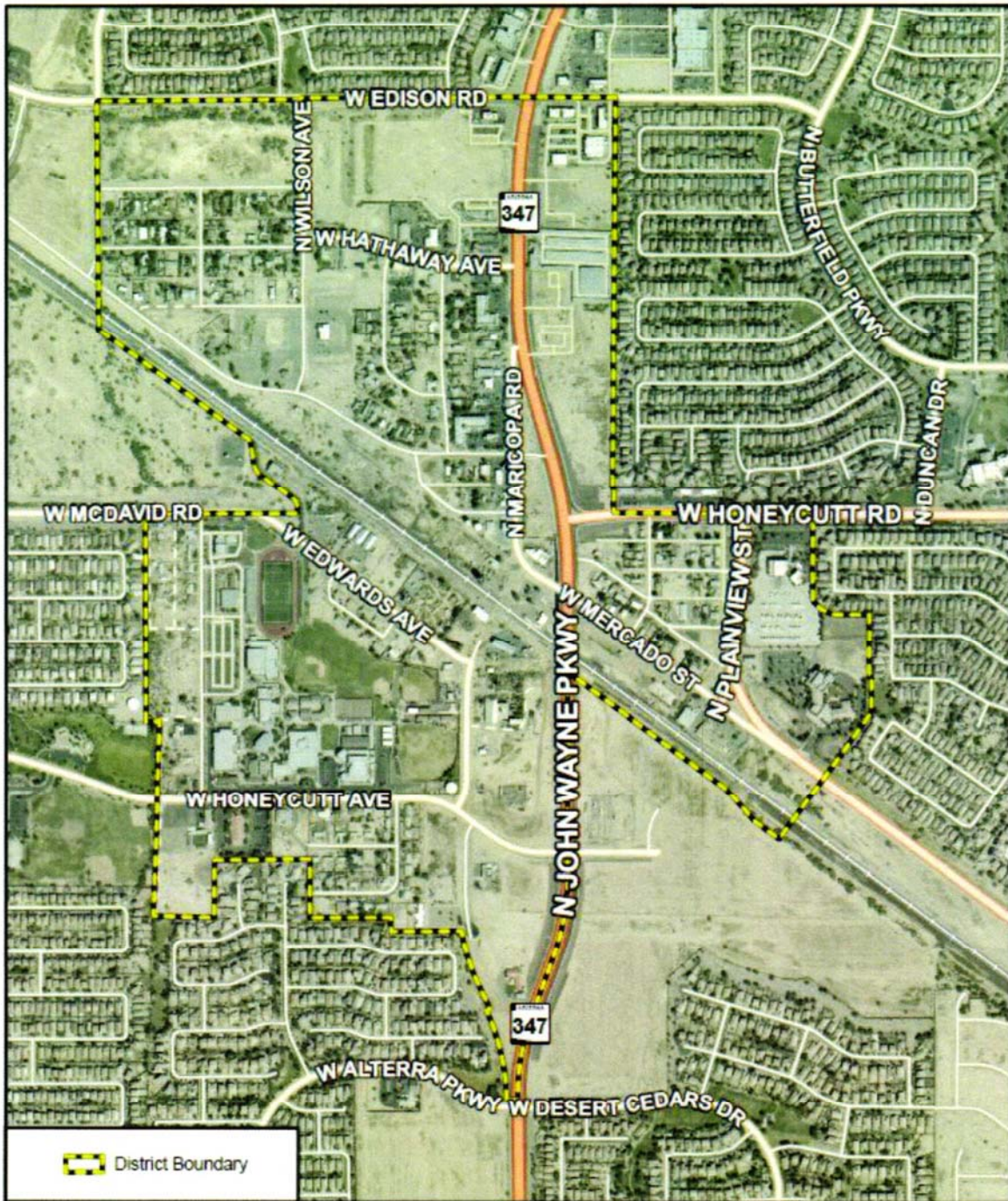
1. Expedited zoning or rezoning procedures
2. Expedited processing of plans and proposals
3. Waiver and/or deduction of municipal fees for development activities
4. Relief from development standards

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"

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