

RESOLUTION NO. R2017-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, FINDING THE EXISTENCE OF STATUTORY CRITERIA SUPPORTING THE CREATION OF AN INFILL OVERLAY DISTRICT, DESIGNATING AN INFILL OVERLAY (INCENTIVE) DISTRICT, AND ADOPTING AN INFILL INCENTIVE PLAN

WHEREAS, the City Council of the City of Yuma has identified the need to encourage infill development in the older, historic, established areas of the City of Yuma; and,

WHEREAS, within these established areas of the City of Yuma there exist a large number of vacant older or dilapidated buildings or structures, a large number of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes, environmentally contaminated sites, and an absence of development and investment activity compared to other areas of the City; and,

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 of Yuma Planning and Zoning Commission held a public hearing on May 8, 2017 for Case No. ZONE-17382-2017 (Infill Overlay District zoning code text amendment) and Case No. ZONE-17389-2017 (designation of Infill Overlay District and Infill Incentive Plan); and,

WHEREAS, due and proper notice of the public hearings were given in the time, form, substance and manner as provided by law, including publication of such notice in The Sun on April 14, 2017; and,

WHEREAS, the City Council finds that an established area of the City depicted in Exhibit A, attached and incorporated by reference, meets the statutory requirements and should be designated as an Infill Overlay (Incentive) District; and,

WHEREAS, the City Council finds the designation of an Infill Overlay District is in substantial harmony with the City of Yuma 2012 General Plan; and,

WHEREAS, the City Council has considered a plan to encourage development within the area described in Exhibit A to enhance the economic welfare of the community as a whole.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows:

SECTION 1: The City Council finds the area of the City depicted in Exhibit A hereto meets at least three of the six statutory criteria in A.R.S §9-499.10 as follows:

1. There are a large number of vacant older or dilapidated buildings or structures.
2. There are a large number of vacant or underused parcels of property, obsolete or inappropriate

lot or parcel sizes or environmentally contaminated sites.

3. There is an absence of development and investment activity compared to other areas in the city.

SECTION 2: The area of the City of Yuma depicted in Exhibit A and labeled as the Infill Overlay District is hereby established as an infill incentive district pursuant to A.R.S §9-499.10, to be known as the Infill Overlay District (IO).

SECTION 3: Pursuant to A.R.S §9-499.10 the Infill Incentive Plan attached and incorporated herein as Exhibit B is adopted.

Adopted this _____ day of _____, 2017.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney

EXHIBIT A
Infill Overlay District

