



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:	June 21, 2017	<input type="checkbox"/> Motion
DEPARTMENT:	Community Development	<input checked="" type="checkbox"/> Resolution
DIVISION:	Community Planning	<input type="checkbox"/> Ordinance - Introduction
		<input type="checkbox"/> Ordinance - Adoption
		<input type="checkbox"/> Public Hearing
TITLE: Designation of Infill Overlay (Incentive) District and Adoption of Infill Incentive Plan		
SUMMARY RECOMMENDATION: Designate a described area as an Infill Overlay (Incentive) District subject to the Infill Overlay District zoning code text amendment (ZONE - 17382-2017) and adopt an Infill Incentive Plan. (ZONE-17389-2017)		
REPORT: <p>Encouraging infill development within the City of Yuma has been a topic of discussion among City Council and Staff for several years. In 2016, Council directed City Planning staff to develop incentives to encourage infill development. To comply with Arizona Revised Statute (A.R.S.) § 9-499.10 regarding infill incentive districts, staff drafted an ordinance to identify the Infill Overlay District (IO) as well as this Infill Incentive Plan to outline the incentives related to development within the designated Infill Overlay (Incentive) District (referred to as "Infill District").</p> <p>The purpose of the Infill Incentive Plan is to explore issues associated with infill development and to identify potential incentives available to those who choose to develop and/or redevelop within the IO. As government budgets become ever tighter, the City must have options to accommodate growth within the long-established part of town (depicted in Exhibit A of the Resolution) where the infrastructure network already exists. Accommodating and incentivizing internal growth preserves maintenance resources without expanding maintenance liabilities. Moreover, the City is conscious of the impacts of sprawling development on agriculture and environmental resources, transportation grids, and the overall quality of life for residents.</p> <p>There are a variety of benefits related to infill development, and the following directly impact our community:</p> <ul style="list-style-type: none">• Make better use of urban land while reducing consumption of agricultural land;• Reduce the time, money and air pollution associated with commuting and other use of single occupant automobiles;• Renew older neighborhoods and housing stock; and• Make better use of existing infrastructure and lower costs of public services such as: transit, sidewalks, water and sewer, school, and public safety.		

Research provided within the Infill Incentive Plan reflects the existing conditions of the community, including current development, existing infrastructure, and vacancy within the Infill District. This research serves as the foundation upon which recommendations for infill incentives are based. The key to successful implementation of infill development is flexibility of zoning, design standards, and fees for both new construction and renovation of existing buildings. The "Infill Incentive Toolkit" within the plan outlines the incentives available for development within the Infill District. These incentives will help lessen the burden of development and encourage developers, business owners and potential homeowners to seek property within the infill area. Identifying potential incentives required collaboration between several City Departments. Such collaboration required staff to evaluate existing regulations and identify potential deviations available to properties within the Infill District.

The City of Yuma is adopting this plan in conjunction with the designation of an Infill District, in accordance with A.R.S. § 9-499.10. Areas can be designated as infill incentive districts 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

Once the City Council finds that an area of the City meets those minimum requirements, the City Council may designate an infill incentive district in the area. After that, the statute provides incentives the City may use in Infill District. The Incentive Plan refers to these as Infill Incentive Toolkit. Specifically, A.R.S. § 9-499.10(B) provides the following incentives for the City's Infill Incentive Toolkit: "If the governing body establishes an infill incentive district, it shall adopt an infill incentive plan to encourage redevelopment in the district. The plan may include:

- 1) Expedited zoning or rezoning procedures
- 2) Expedited processing of plans and proposals
- 3) Waivers of municipal fees for development activities as long as the waivers are not funded by other development fees.
- 4) Relief from development standards."

The IO is being adopted by a companion ordinance as a zoning code text amendment. The Resolution designates the area described in attachment A as an infill incentive district, and the Resolution further adopts the Infill Incentive Plan. Both the district and plan will be effective on the same date as the IO zoning code changes take effect. This process is similar to how other Arizona cities have adopted infill districts and plans in conjunction with one another.

On May 8, 2017 the Planning and Zoning Commission voted to recommend APPROVAL (5-0, with Lund and Pruitt absent) of the request to adopt the Infill Incentive Plan in conjunction with the Infill Overlay District (IO).

PUBLIC COMMENTS - EXCERPTS FROM PLANNING AND ZONING COMMISSION MEETING MINUTES (5/8/2017):

QUESTIONS FOR STAFF

Hamel expressed his concern with the cost associated with developments within the Infill Overlay District.

Jones complimented the Infill Incentive Plan. **Jones** asked for clarification on how the City would market vacant sites in the Infill Overlay District. **Leeman** said a map with vacant commercial properties in the Infill Overlay District would be available to the Public on the City of Yuma's website. The map would provide basic information and the incentives that applied to the specific property. **Jones** asked if Staff would market both City and privately owned properties. **Leeman** said yes.

Commissioner Abplanalp asked if the criteria in the Historic District would change. **Linville** said no and stated the Design and Historic review takes approximately one month and typically is free of cost.

Hamel complimented staff on this proposed request.

Hamersley agreed with Commissioner Jones and complimented the Infill Incentive Plan. **Hamerlsey** asked if developers left an Infill property to develop in a different part of the City. **Linville** said that information was not provided in the Infill Incentive Plan. **Jones** said from personal experience, he did not proceed with development on a vacant property in the Infill District due to the barriers.

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

Ted, Yuma, AZ, asked who was responsible for the demolition cost associated with a vacant or abandoned property. **Rodney Short, Deputy City Attorney**, said the owner of the property was responsible for the cost of demolition. **Ted** asked who was responsible for the demolition cost if the building was deemed to be unsafe. **Short** said the cost would go against the property and stated that the Building Official would make the determination if the building was deemed to be unsafe based on the criteria. **Ted** asked if the criteria would be itemized. **Short** said yes.

MOTION

Motion by Jones, second by Hamersley, to APPROVE Case Number ZONE-17389-2017. Motion carried unanimously (5-0).

Planning Commission Staff Report – Attached

FISCAL REQUIREMENTS	CITY FUNDS:	\$0.00	BUDGETED:	\$0.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$0.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00 \$0.00 \$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP:	
	TOTAL:	\$0.00		
	FISCAL IMPACT STATEMENT:			
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK: 1. 2. 3. 4. 5.			
	IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL? <input type="radio"/> Department <input checked="" type="radio"/> City Clerk's Office <input type="checkbox"/> Document to be recorded			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Gregory K. Wilkinson		6/13/2017	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard Files		6/13/2017	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Laurie Lineberry		6/12/2017		
WRITTEN/SUBMITTED BY:		DATE:		
Naomi Leeman		6/12/2017		