

Infill Incentive District
Policy

- A. Purpose. To encourage new development and redevelopment within areas meeting the criteria for infill incentives.
- B. Interpretation and Application. Arizona Revised Statute enables the governing body of a city or town to designate an infill incentive district in an area in the city or town that meets at least three of the following requirements:
1. There is a large number of vacant older or dilapidated buildings or structures.
 2. There is a large number of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes or environmentally contaminated sites.
 3. There is a large number of buildings or other places where nuisances exist or occur.
 4. There is an absence of development and investment activity compared to other areas in the city or town.
 5. There is a high occurrence of crime.
 6. There is a continuing decline in population.

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:

- a. Expedited zoning or rezoning procedures.
 - b. Expedited processing of plans and proposals.
 - c. Waivers of municipal fees for development activities as long as the waivers are not funded by other development fees.
 - d. Relief from development standards.
- C. Lands to Which This Section Applies. Those areas delineated on an official map of the city described as “Infill Incentive Districts”. These areas are further described as follows:
1. West Sierra Vista Planning Area. That area located west of 7th Street, east of Buffalo Soldier Trail, south of the State Route 90 Bypass and north of Golf Links Road.
 2. Cloud Nine Planning Area. That area located within Cloud 9 Ranch Estates and the associated and connected parcels within the Mobile Home Residential (MHR) zone district.
- D. Implementation. Implementation of incentives shall be by approval of a City Manager-recommended and Mayor and City Council-approved development

agreement. Specific terms of each agreement shall be negotiated based on individual site-driven circumstances. Effort will be made to apply consistency in terms of compliance with VISTA 2020, the City of Sierra Vista General Plan, while allowing flexibility to account for the particularities of a given site and development proposal.

E. Incentive Parameters. The following standards shall be considered eligible for consideration for development agreements within Infill Incentive Districts. This section is intended to provide guidance to developers in formulating their plans and requesting any code reductions, waivers or deferrals, and includes, but is not limited to, the following issues (see Section I for developer responsibility):

1. Public Facilities Standards.

a. Consider allowing Right-of-Way dedication deferrals.

2. Parking.

- a. Consider allowing on-street parking to count toward parking requirement.
- b. Consider allowing cross-parking agreements to extend to an increased distance from the use (provided the walking route is safe and well-lit).
- c. Consider existing same-company business parking history in determining required parking demand.
- d. Consider parking analysis prepared by developer or traffic engineer.

3. Landscaping.

- a. Consider reduction in required landscape area (provided overall equivalent landscaping is provided and/or areas most visible to the public have increased landscaping).
- b. Consider allowing alternatives to required landscape area to include street furniture, above-ground planters, enhanced building architecture, outdoor restaurant seating, etc.
- c. Consider allowing parking lot “diamond-shaped” planters (which do not cause a loss of parking stalls) in-lieu of mid-aisle planter areas.
- d. Consider reducing end-aisle planter area widths.
- e. Consider elimination of buffer-yards where site conditions allow and no impacts to adjoining properties are evidenced.

4. Site Plan.

- a. Consider time extension of site plan validity.

5. General Commercial.

- a. Consider reduction in front-yard setback to 5 feet (provided front-entrance remains on street-side of building and building maintains a “front-door” appearance on the street-side).
- b. Consider allowing “mixed-uses” (commercial and residential). Mixing may occur vertically or horizontally.
- c. Consider allowing height in excess of that allowed by Code. Factors such as fire prevention and flow issues and impacts to existing views shall be considered.

F. Relief from Code Issues Not Identified.

1. The Mayor and City Council, upon recommendation by the City Manager, may consider relief from other provisions of the Development Code. These could include such site-specific issues as stormwater controls (provided no net increase in flows are experienced), site access (provided safety issues are fully achieved), offsite improvement requirement deferrals, etc.

G. Permit Expediting.

1. The City Manager may, depending on staffing issues and permit load, direct that permits for development within Infill Incentive Districts be expedited. If such direction is provided, department directors shall ensure that all submittals and re-submittals for projects be processed as a priority.

H. Fees.

1. The City Manager may recommend to the Mayor and City Council that development fees be reduced by up to 50 percent, depending on the benefits to the area provided by a given development proposal.

I. Developer Responsibility

In return for the granting of a development agreement, the city will seek to have significant components of one or more of the following achieved:

1. West Side Design/Architectural Guidelines (West Sierra Vista Planning area only).

Existing development that is being modified or added to and all new development, shall comply with the West Side

Design/Architectural Guidelines (Appendix N, VISTA 2020, City of Sierra Vista General Plan).

2. Affordable Housing Provisions.

Developer may offer to provide housing units meeting state guidelines for housing affordability.

3. Other Concessions.

Developer may offer to provide other amenities acceptable to the city that will improve the quality of life, business or environmental conditions within Infill Incentive District areas. Such offers will be considered by the City Manager and the Mayor and City Council in their evaluation of proposals.