

CITY OF SIERRA VISTA, ARIZONA URBAN INFILL INCENTIVE DISTRICT PROGRAM APPLICATION FORM

PURPOSE AND INTENT

The Urban Infill Incentive District Program is designed to encourage and facilitate the reuse and redevelopment of vacant, underutilized, and distressed properties in the West Sierra Vista and Cloud 9 Planning Areas.

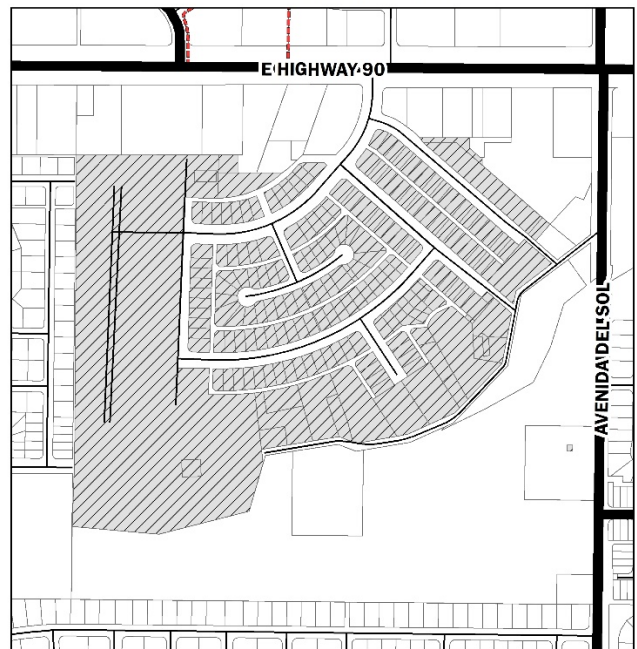
DISTRICT BOUNDARIES

To be eligible for consideration, the site must be located within the West Sierra Vista or Cloud 9 Planning Areas and meet the minimum requirements of the program.

WEST SIERRA VISTA PLANNING AREA



CLOUD 9 PLANNING AREA



**CITY OF SIERRA VISTA, ARIZONA
URBAN INFILL INCENTIVE DISTRICTS**

INFILL INCENTIVES

- **Permit Expediting.** The Community Development Director may direct permits for development within Infill Incentive Districts to be expedited depending on permit load.
- **Fee Waiver.** City permit application and plan review fees may be waived by approval of the City Manager for commercial, mixed use, or multi-family development projects that: (1) eliminate blight; (2) add employment; (3) substantially improve an existing vacant or underutilized property; or (4) make the building or site conforming to currently adopted building and development codes. An economic impact statement is required.
- **Relief from Development Code Standards.** The City Manager may consider relief from provisions of the Development Code on property not zoned for single-family residential use where one or more of the following circumstances exist:
 - (1) *the development will provide an alternative adequate to achieve the purpose of the requirement with respect to site specific issues such as stormwater controls (provided no net increase in flows are experienced); site access (provided safety issues are fully achieved); and landscape requirements (on constrained parcels).*
 - (2) *an increase to the maximum building height is necessary to accommodate enhanced architectural features.*
 - (3) *where an existing single-story building is being converted into mixed-use – a dwelling unit may be permitted on the ground floor.*
 - (4) *where strict application of the requirement would be technically impractical in terms of engineering, design, or construction practices, due to the unusual size, shape, natural conditions, or location of the land.*
 - (5) *where the waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites, or public facilities, related to the development site.*

REQUIRED INFORMATION

(1) APPLICANT

| | |
|--------------------------|--------------------------|
| <u>NAME:</u> | |
| <u>ADDRESS:</u> | |
| <u>TELEPHONE:</u> | <u>ALTERNATE:</u> |

(2) PROPERTY OWNER (If different than above)

| | |
|--------------------------|--------------------------|
| <u>NAME:</u> | |
| <u>ADDRESS:</u> | |
| <u>TELEPHONE:</u> | <u>ALTERNATE:</u> |

(3) PROJECT LOCATION

| |
|-------------------------------------|
| <u>PROJECT SITE ADDRESS:</u> |
| <u>BUSINESS NAME:</u> |

(4) SUBMITTAL CHECKLIST

- **Project Proposal.** Attach a sheet describing in detail the proposed scope of work with estimated start and completion dates.

- **Economic Impact Statement (for fee waiver requests).** Provide data and analysis showing how the City will benefit from the project in the following terms:
 - *Amount of private investment and impact on property tax base;*
 - *The number and wage scale of any jobs that will result from the economic activity;*
 - *Demonstration that local contractors and suppliers are being used to the maximum extent possible;*
 - *Other measurable public benefit.*

- **Building Permit/Site Plan Application (for applications concerning relief from Development Code Standards).** Provide detailed relative to the relief being requested.
 - *Indicate the code provision and the nature and extent of the relief being requested;*
 - *Describe why the relief is necessary and how any associated impacts will be addressed;*
 - *Describe any public benefit that will result from the alternative being proposed.*

You may submit your completed application in person or by mail to the City of Sierra Vista Community Development Department City Hall, 1011 North Coronado Drive, Sierra Vista, Arizona. An electronic copy of the application may be submitted to Planning@SierraVistaAZ.gov

**For more information, contact: Matt McLachlan, Director
Telephone: (520) 439-2177 or Matt.McLachlan@SierraVistaAZ.gov**