



# Town Core Infill Incentive Plan



# TOWN OF FLORENCE

## TOWN CORE INFILL INCENTIVE DISTRICT PLAN

### **Purpose**

The Town Core Infill Incentive District is designed to further the goal of redevelopment and to encourage both infill residential and new commercial opportunities within the historic town core of Florence. The infill incentive district creation is dictated by Arizona Revised Statutes §9.499.10 and appears as Exhibit "A."

### **Creation**

The Town of Florence Council approved Resolution #1282-11 on January 3, 2011 thereby approving the district and the Town Core Infill Incentive Plan. The Resolution is in the plan marked as Exhibit "B."

Pursuant to the enabling ARS §9.499.10 a series of findings must be made to warrant the creation of an infill incentive district. The key findings supporting the creation of the district are at the end of this document and marked as Exhibit "C."

### **Boundary**

The boundary of the Town Core Infill Incentive District is an irregular shape and is shown as Exhibit "D." The district is generally bound by the Gila River to the north, State Route 287 and Florence Heights Road to the south, State Route 79 to the east, and Plant Road to the west.

### **Goals and Objectives**

The primary documents that guide the Town Core Infill Incentive District are the Florence 2020 General Plan, the Downtown Redevelopment Plan and the Historic District Preservation Design Guidelines. The following goals and objectives in the Town Core Infill Incentive District Plan are established to ensure that investment is made in the, district, the area retains its character, and the commercial areas of the district remain viable.

#### ***Goal 1: Increase the number of developed parcels and revitalize and redevelop existing buildings within the district.***

- Objective 1.1: Encourage the development of both residential and commercial lots.
- Objective 1.2: Support increased density within the district and thereby increasing the number of people that will live and shop in the area.

**Goal 2: *Create an environment that encourages investment within the district.***

Objective 2.1: Create an incentive policy that reduces the cost of development and encourages building and design that is complementary to the existing architecture types.

Objective 2.2: Build an understand that an increase in density will assist businesses within the district grow that more people living in the area will enhance the community.

**Goal 3: *Encourage more commercial enterprises within the district.***

**Incentive Parameters**

The following are a list of potential incentives that a developer can receive if they build or revitalize a building within the Town Core Infill Incentive District:

**Public Right-of-Way**

Possible right-of-way dedication deferrals may be granted subject to the approval of a development agreement or approved by the Town Manager or designee.

**Parking**

On street parking or public parking facilities may count toward parking requirements.

Reduce the number of spaces required if:

- Undo expense can be demonstrated
- Traffic study shows project will not generate parking demand

Demonstrate a similar type project parking history in determining parking demand.

Any parking related subsidy can be approved by the Town Manager or negotiated into a development agreement.

**Fee Waivers**

An applicant may write a letter requesting a complete, partial, or deferment of fees. Any fee waiver over ten thousand dollars (\$10,000) must be in a legally binding contract and approved by Town Council. Any amount less than ten thousand dollars (\$10,000) can be approved administratively at the discretion Town Manager.

**Expedited Action of Documents**

The Town of Florence Planning and Zoning Department is committed to an expeditious review of all documents. The applicant may request an

expedited review of zoning, permits, site plan or application. This incentive may either be approved by Town Council in the binding document or approved by the Town Manager or designee.

### **Landscaping**

The Town will consider the reduction of landscaping or the phasing in of the landscaping requirements. The Town may also waive any landscaping improvements at the discretion of the Town Manager or designee.

### **Relief from Code not specifically identified**

Town Council, upon recommendation from the Town Manager, may consider relief from other provisions of the Development Code. This may include, increased height or density, allowing of mixed uses on a property, storm water control relief, site access, off set improvements etc. Any relief from the Development Code that is not outlined in this plan must be codified into a development agreement and approved by Town Council.

### **North End Framework Area**

Any development in the North End Framework Area will be able to take advantage of the Town Core Infill Incentive District provided the project participates in the flood mitigation and overall development outlined in the North End Framework Area Master Plan.. Any deal in this area must accompany a development agreement that is recommended by the Town Manager and approved by the Town Council.

### **Administration:**

The Town Manager or designee will administer the Town Core Infill Incentive District. Recommendations regarding applications to utilize the Town Core Infill Incentive District will be referred to one or more of the following bodies and referred to the Town Council for final approval: Planning and Zoning Commission, Redevelopment Commission and Historic District Advisory Commission. Any item listed above that can be approved by the Town Manager must be in writing and filed with the Office of the Town Clerk. If a development agreement is required then the final document must be approved by Town Council at a regularly scheduled meeting.

### **Developers Responsibilities:**

In return for granting an incentive within the District, the Town requires that at least one component of the following is satisfied:

1. Adherence to the Historic District Preservation Design Guidelines (if the property is in the district or is designated historic.)
2. Meets the goals and objectives as outlined in one or more of the following plans:
  - a. 2020 Florence General Plan
  - b. Downtown Redevelopment Plan

- c. North End Framework Plan
- d. Any update to the above documents or subsequent planning or other documents related to the Town Core Infill Incentive District.

Any benefit derived from the District requires the project to add to the quality of life and the overall social, economic, and general well being of the community. While affordable housing is not an issue currently, the Town reserves the right to make this a priority in the future.

**Other Points:**

The Town Core Infill Incentive District is not a promise of any waivers or inducements but is an option to encourage development within the town boundaries.

## **LIST OF EXHIBITS**

EXHIBIT A – ARS 9-499.10 Infill Incentives Districts

EXHIBIT B – RESOLUTION # 1282-11

EXHIBIT C – DISTRICT CREATION CRITERION AND FINDINGS

EXHIBIT D – TOWN CORE INFILL INCENTIVE DISTRICT MAP

## Exhibit A

### 9-499.10. Infill incentive districts

- A. The governing body of a city or town may 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.
- B. 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.

**RESOLUTION NO. 1282-11**

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ESTABLISHING THE TOWN CORE INFILL INCENTIVE DISTRICT AND ADOPTING THE FLORENCE TOWN CORE INFILL INCENTIVE DISTRICT PLAN.**

**WHEREAS**, the Town is authorized by A.R.S. § 9-499.10 to establish an Infill Incentive District within the Town, where specific criteria are satisfied for the purpose of providing expedited zoning requests or rezoning procedures, expedited processing of plans, waiver of municipal fees for development activities as long as they are not funded by other development fees and relief from development standards; and

**WHEREAS**, the Town has drafted the boundaries for the Town Core Infill Incentive District that will encompass the Central Business District, Redevelopment Area, Townsite Historic District and certain traffic corridors leading to the Town's downtown area; and

**WHEREAS**, the Town Core is the historic center of the community. It is a place of unique character, atmosphere, and is dominated by historic structures used both for residential and commercial purposes; and

**WHEREAS**, the Town has determined that there is a large number of vacant and underused parcels of property; a large number of buildings; an absence of development and investment activity in the Town Core compared to other areas of Town; and a high occurrence of crime compared to other parts of the Town; and

**WHEREAS**, the establishment of the Town Core Infill Incentive District and the adoption of the Florence Town Core Infill Incentive District Plan will encourage investment and thereby spur redevelopment in the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF FLORENCE AS FOLLOWS:**

**SECTION 1.** The Town Core Infill Incentive District attached hereto as Exhibit A and incorporated herein by this reference is established as the Town Core Infill Incentive District.

**SECTION 2.** The Town Core Infill Incentive Plan attached hereto as Exhibit B and incorporated herein by this reference is hereby adopted and approved.



**Section 3.** The Town Council finds that the proposed Infill Incentive District meets the requirements of A.R.S. 9-499.10(A)(1), (4) and (5) as further described in Exhibit C of the Town Core Infill Incentive District Plan attached hereto.


**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence this 3 day of January 2011.

  
\_\_\_\_\_  
Tom Smith, Vice-Mayor

**ATTEST:**

  
\_\_\_\_\_  
Lisa Garcia, Town Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
James E. Mannato, Town Attorney

## Exhibit C

### District Creation Criterion and Findings

The Town Core Infill Incentive District is designed to further the goal of redevelopment and to encourage both infill residential and new commercial opportunities within the historic town core of Florence, Arizona. The infill incentive district creation is dictated by Arizona Revised Statutes §9.499.10. Per this section, at least three findings must be made by resolution. Below are the three findings listed as criterions. Each criteria is from the ARS §9.499.10.

**Criterion 2: There are a large number of vacant or underused parcels or property, obsolete, or inappropriate lot or parcel sizes or environmentally contaminated sites.**

The attached map calls out the number of vacant parcels within the established district.

Figure 1: Infill Incentive District Map of Vacant Properties (*map provided by Town of Florence GIS*)

**Criterion 4: There is an absence of development and investment activity compared to other areas in the town.**

Table 1: Residential and Commercial and Industrial Building Permits Issued for 2009 (*Information compiled by the Town of Florence Planning and Zoning Department*)

Table 1			
Residential and Commercial/Industrial Building Permits Issued for 2009			
Residential	Town Core Infill Incentive District	Rest of Florence	Total Residential Permits Issued
	0	201	201
Commercial and Industrial	Town Core Infill Incentive District	Rest of Florence	Total Commercial and Industrial Permits Issued
	2	21	23

As Table 1 demonstrates the overwhelming amount of investment occurred outside the Town Core Infill Incentive District Boundary. For the calendar year of

2009, 100% of the residential construction and over 90% of the commercial and industrial activity occurred in other parts of the community. From this table, it is apparent that most of the investment in Florence occurs in other parts of the community.

**Criterion 5: There is a high occurrence of crime.**

Table 2: Crime Statistics for major crime categories<sup>1</sup> for 2009 (Compiled by the Florence Police Department)

<b>Table 2</b>			
<b>Crime Statistics for Florence 2009</b>			
	<b>Total</b>	<b>Infill Incentive District</b>	<b>Balance of the Town</b>
<b>Assaults</b>	41	41	0
<b>Rape</b>	0	0	0
<b>Robbery</b>	4	4	0
<b>Arson</b>	1	1	0
<b>Homicide</b>	0	0	0
<b>Vehicle Theft</b>	16	14	2
<b>Burglary</b>	64	56	8
<b>Larceny</b>	106	77	29
<b>Total</b>	232	193	39

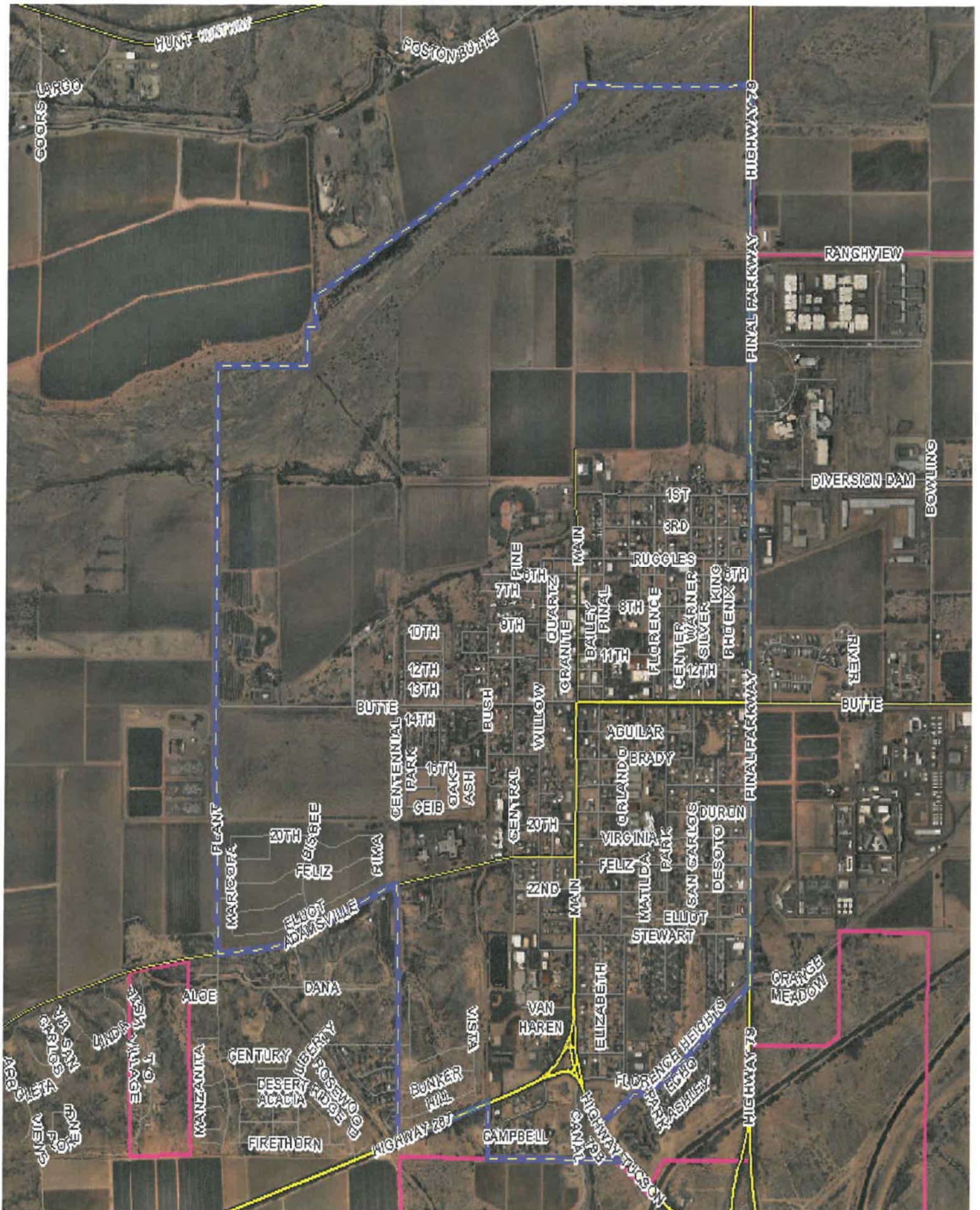
Of the 232 crimes committed, 193 or 83% of them occurred within the Town Core Infill Incentive District boundaries. There is sufficient evidence to determine that a high number of crimes committed as it relates to overall crime within the Town occur within the district boundaries.

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<sup>1</sup> Major Crimes is defined as the 8 categories used by the Arizona Department of Public Safety to measure crime throughout the State of Arizona.

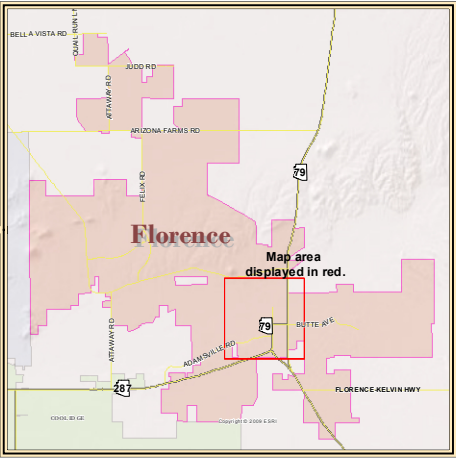


# Exhibit D



# Town of Florence Infill Incentive District

 Infill Incentive District



This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein.

