

ORDINANCE NO. 2333 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING GLENDALE CITY CODE CHAPTER 28, ARTICLE VI (DEVELOPMENT IMPACT FEES) BY ADDING SEC. 28-131 CREATING INFILL INCENTIVE DISTRICTS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That Glendale City Code Chapter 28, Article VI (Development Impact Fees) is hereby amended by adding a new Sec. 28-131 to read as follows:

Sec. 28-131. Infill Incentive Districts.

(a) The City Council may designate an infill incentive district in the area of the City 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 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.
5. There is a high occurrence of crime.
6. There is a continuing decline in population.

(b) The City Council shall by resolution adopt an Infill Incentive Plan and Map identifying Infill Incentive Districts, procedures and regulations to encourage infill development and redevelopment in the district pursuant to A.R.S. §9-499.10.

(c) The Infill Incentive District may include the following incentives:

1. Expedited zoning or rezoning procedures.
2. Expedited processing of plans and proposals.
3. Waivers, refunds of rebates of municipal fees for development activities so long as the waivers, refunds or rebates are not funded by other development fees.

4. Relief from development standards.

(d) The Community Housing and Revitalization Department shall promulgate rules and procedures to implement an Infill Incentive Plan.

SECTION 2. It is hereby declared to be the intention of the council that the sections, paragraphs, sentences, clauses and words of this ordinance are severable and if any word, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining words, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the council without the incorporation in this ordinance of any such unconstitutional word, clause, sentence, paragraph or section.

SECTION 3. That the provisions of this ordinance shall become effective thirty (30) days after passage of this ordinance by the Glendale City Council.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 22nd day of July, 2003.


MAYOR

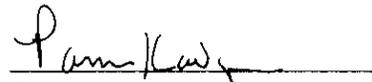
ATTEST:


City Clerk (SEAL)

APPROVED AS TO FORM:


City Attorney

REVIEWED BY:


City Manager