

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT BETWEEN JUDITH M. GAEDE AND THE CITY OF MESA RELATED TO ZONING CASE Z15-030 FOR PROPERTY LOCATED AT 6350 E. MAIN STREET, MESA, ARIZONA.

WHEREAS, The Owner has submitted an application to rezone the Property from Limited Commercial to an Infill Development District-1 "ID-1" with a base zoning of General Commercial (GC) to facilitate redevelopment;

WHEREAS, ID-1 is a special zoning district that promotes and facilitates the redevelopment of underutilized and by-passed properties by permitting relief from City development standards through the adoption of an Infill Incentive Plan "IIP";

WHEREAS, The Property is located in an older area that was developed more than forty (40) years ago with no considerable growth or redevelopment;

WHEREAS, The City considers the Property to be a by-passed parcel and has designated the Property as an Infill Incentive District-1 because the area has 1) a large number of vacant older buildings, 2) a large number of vacant and underused parcels of property, and 3) there is an absence of development and investment activity compared to other areas in the City.

WHEREAS, the statutory requirements of A.R.S. § 9-499.10 "Infill Incentive Districts", has been satisfied;

WHEREAS, The City has adopted an IIP establishing use restrictions and modifications as well as providing relief from development standards.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, COUNTY OF MARICOPA, STATE OF ARIZONA, AS FOLLOWS:

Section 1: That the City Council hereby approves a Development Agreement with Judith M. Gaede to specify the permissible land uses and to modify the development standards for property located at 6350 East Ray Road in Mesa Arizona.

Section 2: That the City Manager, Christopher J. Brady, or his designated representative, is authorized and directed to enter into the Development Agreement ("Agreement") on behalf of the City of Mesa, together with all other documents necessary to carry out the provisions of such Agreement, and the City Clerk is authorized and directed to attest to the signature of the City Manager or his authorized designated representative thereon. The City Manager or his designated representative, is further authorized to approve minor, administrative, technical, procedural and non-material modifications to the Agreement and all of its exhibits, as needed, as permitted by the express terms of the Agreement.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona, this 1st day of December, 2015.

APPROVED:

John Giles, Mayor

ATTEST:

DeeAnn Mickelsen, City Clerk