

San Villagio Maintenance Improvement District No.2

Resolutions 3357-1216 & 3358-1216

City Council Meeting
December 19, 2016

Presenter: Rick Williams, Planner II



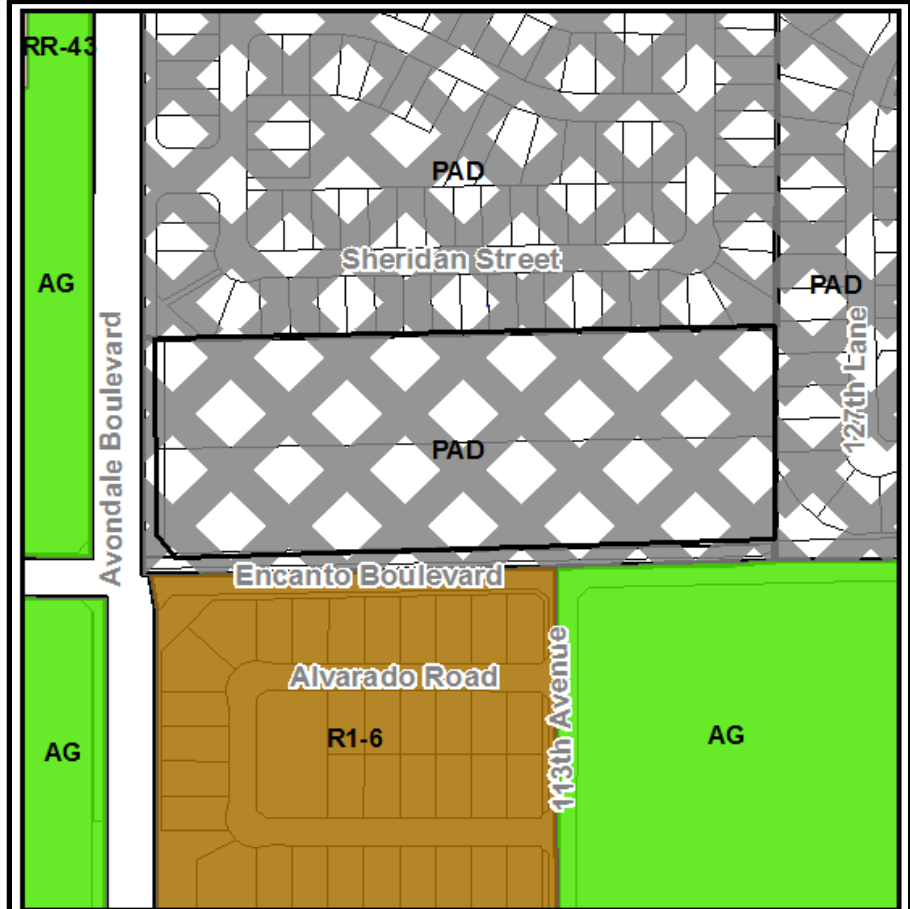
Avondale



Aerial Photograph
San Villagio MID



Subject Property



Zoning Vicinity Map
San Villagio MID

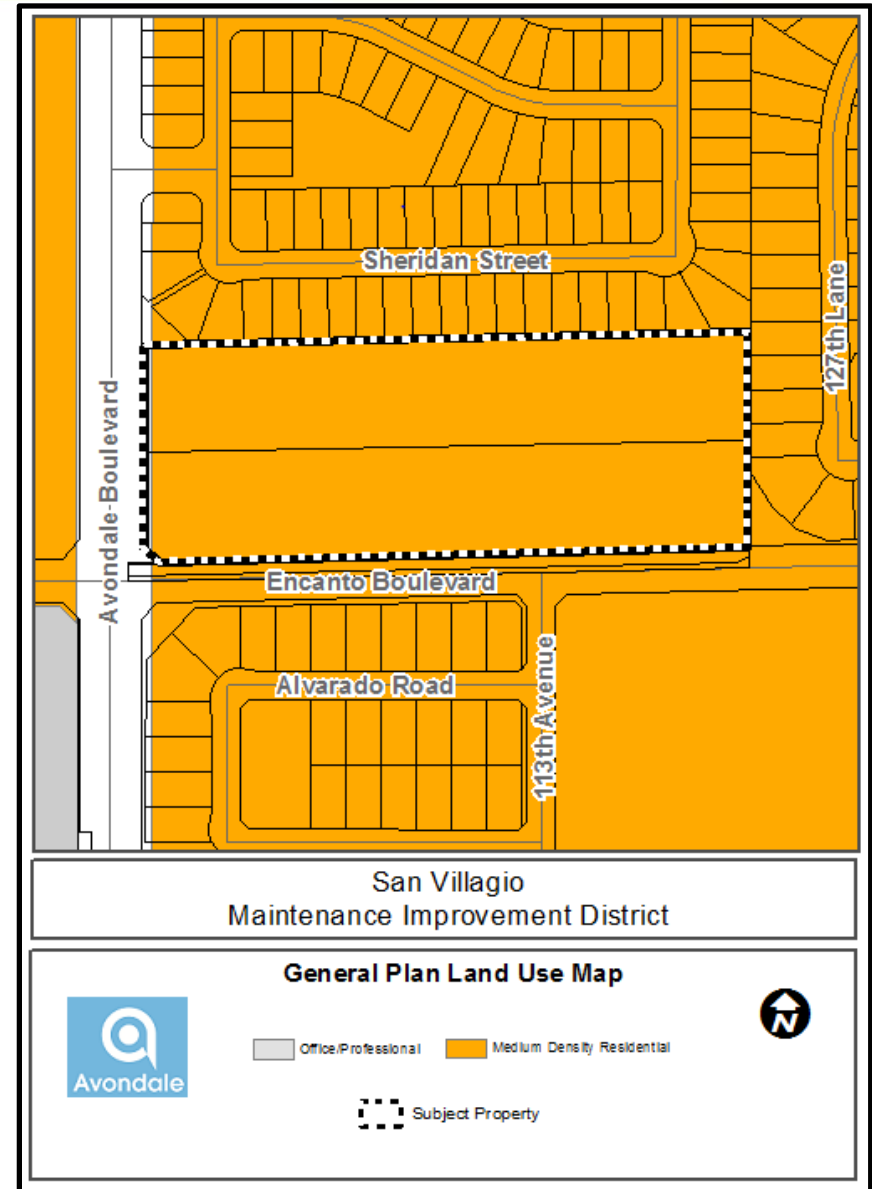


Subject Property



Avondale

- Property annexed June 6, 1994
- General Plan land MDR
- Rezoned to PAD 12/15/14
- Preliminary Plat Approval 4/20/15
- Final Plat – Tonight’s Agenda



Avondale

San Villagio

- 11 Acres – 34 Lots
- Minimum Lot Width – 60 Feet
- Minimum Lot Size – 8,100 sf
- 3.1 du/ac



Aspiring. Achieving. Accelerating.

Maintenance Improvement District

- Dormant tax assessment mechanism to generate funds necessary to maintain right-of-way landscaping and improvements
- Ensures completion of infrastructure improvements should HOA fail
- City empowered to form MID for maintenance, repair and improvements (ARS §48-574)
- City adopted MID Policy – November 2013
- All residential subdivisions approved after November 2013 are subject to formation of a MID

Conclusion – MID

- Consistent with adopted City policy
- Ensures completion of infrastructure improvements if HOA fails
- MID requires City Council approval

Recommendation:

- Staff recommends the approval and subsequent recordation of:
 - San Villagio Petition for MID Formation
 - Resolution 3357-12/16 Intention to Form
 - Resolution 3358-12/16 Declaring Intention to Order

Public Hearing & Discussion

Maintenance Improvement District

For San Villagio

