

**MEMO****Case # MOD24-05**

To: Honorable Mayor and City Council

From: Rick Williams, Planning and Zoning Manager

Through: Rodolfo Lopez, Development Services Director

Meeting Date: June 3, 2025

**REQUEST**

**Map of Dedication (MOD24-05):** A request by Mount Moriah Community AME Church, requesting approval of a Map of Dedication, dedicating thirty-feet of Right-Of-Way (ROW) and an eight-foot Public Utility Easement (PUE) for N. Gunsmoke Road and W. Seven Ranches Road adjacent to the Mount Moriah Community Church. The subject site is located at the southeast corner of N. Gunsmoke Road and W. Seven Ranch Road. **DISCUSSION AND ACTION.**

**APPLICANT/PROPERTY OWNER**

Mount Moriah Community AME Church  
19235 N. Gunsmoke Road  
Maricopa, AZ  
[Email: james@superiorsurveying.com](mailto:james@superiorsurveying.com)

**SITE LOCATION**

## ANALYSIS

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The Mount Moriah Church Map of Dedication (MOD) effectively dedicates to the City of Maricopa the following:

- Thirty-feet of right-of-way (ROW) and an eight-foot Public Utility Easement (PUE) for future half street improvements to N. Gunsmoke Road.
- Thirty-feet of right-of-way (ROW) and an eight-foot Public Utility Easement (PUE) for future half street improvements to W. Seven Ranch Road.

Approval of the MOD will allow the City to acquire necessary rights-of-way for construction of future roadway improvements in the Seven Ranch area. More specifically, the ROW acquisition is necessary to support Capital Improvement Project #44031. This CIP project addresses the design phase of roadway improvements in the area to include: full street improvements on W. Seven Ranches Road from N. Gunsmoke Road to N. Whisker Road; half street improvements on Seven Ranch Road from N. Gunsmoke Road, 330-feet east (church property line); and for half street improvements on N. Gunsmoke Road, from Seven Ranch Road, 200-feet south (church property line). The construction phase of the improvements will occur with a future capital improvement project, which is anticipated in FY26/27. It should be noted that the Mount Moriah church has entered into a Cash-in-lieu agreement with the City to pay their proportionate share of the improvements.

## FINDINGS

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Staff supports the map of dedication request as it satisfies the following findings:

- The subject portions of N. Gunsmoke Road and W. Seven Ranch Road are planned for future transportation purposes and is needed as public right-of-way.
- The proposed dedication will not negatively impact current residents or transportation.

## RECOMMENDATION

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Staff recommends **approval** of **case MOD24-05**, as amended by the Mayor and City Council.

## ATTACHMENTS

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Exhibit A: Project Narrative

Exhibit B: Map of Dedication

-- End of staff report --