

MEMO**Case # ABDN25-004**

To: Honorable Mayor and City Council

From: Derek Scheerer, Senior Planner

Through: Rodolfo Lopez, Development Services Director

Meeting Date: February 3, 2026

REQUEST

A request by the City of Maricopa to abandon a +/- 0.182-acre portion of right-of-way on N. Maricopa Road, which will subsequently be acquired by the adjacent property owner (the City of Maricopa) without compensation.

APPLICANT/ADJACENT PROPERTY OWNER

Applicant: City of Maricopa
 Case Planner: Derek Scheerer
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

Adjacent Property Owner:
 City of Maricopa
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

FINDINGS

The roadway, currently known as N. Maricopa Road, currently runs north-south from W. Honeycutt Avenue to N. John Wayne Parkway. The subject section of N. Maricopa Road is adjacent to parcel APN # 510-29-001B. It was determined by City staff that this approx. 31.73-foot-wide portion on the west half of N. Maricopa Road, approximately 0.182 acres in size, is no longer needed as public right-of-way. The current width of the N. Maricopa Road right-of-way is approx. 101 feet and will be reduced to approx. 68 feet.



This 68-foot width will match the current plans for the redesign and realignment of N. Maricopa Road, which is the ultimate goal of the roadway abandonment in this segment of right-of-way. The

excess 31.73 feet are not needed nor are they a part of future roadway expansion plans, therefore they are to be returned to their adjacent parcels.

Staff supports the abandonment request as it satisfies the following findings:

- The portions of right-of-way that are a part of this request are not identified for any improved planned transportation facility, or any adopted plan, study, or capital improvement plan. The ultimate 68-foot width will match the current plans for this portion of N. Maricopa Road, which is the goal of the roadway abandonment in this segment of right-of-way. The excess 31.73 feet are not needed nor are they a part of future roadway expansion plans, therefore they are to be returned to the adjacent parcel.
- The City does not have plans to improve or use the right-of-way in question in the future.
- The existing conditions are not serving any transportation purpose.

PUBLIC NOTIFICATION

Prior to recommending approval of the abandonment request, the City conducted notification to utilities and the public as required per the City Code. A copy of the Notification Report has been submitted with this report as Exhibit C.

- Sign Posting on 01/07/2026.
- Notices to Utilities mailed out on 01/07/2026.
- Public Hearing scheduled for 02/03/2026.

CONCLUSION:

Staff recommends **approval of case ABDN25-004**, subject to the conditions of approval stated in this memo, and as amended by the Mayor and City Council.

1. The City shall ensure that all utilities located in the subject site have obtained approval for their respective easements. The location of easements shall be approved by the City and recorded with Pinal County, prior to the final recordation of the right-of-way abandonment.

ATTACHMENTS:

Exhibit A: Project Narrative

Exhibit B: Legal Description & Map

Exhibit C: Notification Report

-- End of staff report --