

MEMO**Case # ABDN24-010**

To: Honorable Mayor and City Council

From: Derek Scheerer, Senior Planner

Through: Rodolfo Lopez, Development Services Director

Meeting Date: July 15, 2025

REQUEST

A request by the City of Maricopa to abandon a portion of right-of-way on West Honeycutt Avenue, which will subsequently be acquired by the adjacent property owner on parcel APN # 510-25-050B 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:
 TTRG AZ Maricopa Honeycutt, LLC
 8825 N 23rd Avenue, Ste. 100
 Phoenix, AZ 85021

FINDINGS

The roadway, currently known as W. Honeycutt Ave., currently runs east-west from N. John Wayne Pkwy. to its terminus approximately 482 feet east of the N. John Wayne Pkwy. right-of-way line. The subject section of W. Honeycutt Ave. is adjacent to parcel APN # 510-25-050B. It was determined by city staff that this approximately 22-foot wide portion on the northern half of W. Honeycutt Ave., approximately 0.171 acres or 7,459 sq. ft. in size, is no longer needed as public right-of-way. The current width of the W. Honeycutt Ave. right-of-way is 110 feet, which subsequent to the concurrent abandonments on the north side of the road, will be reduced to approximately 88 feet.



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

- The portion of right-of-way that is a part of this request is not identified for any improved planned transportation facility, or any adopted plan, study, or capital improvement plan. The ultimate 88-foot width will match the current plans for this portion of W. Honeycutt Ave. east of N. John Wayne Pkwy., which is the goal of the roadway abandonment in this segment of right-of-way. The excess 22 feet is not needed nor is it a part of future roadway expansion plans, therefore it is to be returned to the adjacent parcels.
- 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 is available to be reviewed upon request.

- Sign Posting on 06/26/2025
- Notices to Utilities mailed out on 06/26/2025
- Public Hearing scheduled for 07/15/2025

CONCLUSION:

Staff recommends **approval** of **case ABDN24-010**, 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: Legal Description & Map

Exhibit B: Notification Report

-- End of staff report --