

**MEMO****Case # ABDN23-11**

To: Honorable Mayor and City Council

From: Alexander Bosworth, Planner

Through: Rodolfo Lopez, Development Services Director

Meeting Date: January 16, 2024

**REQUEST**

A request by the City of Maricopa on behalf of Estrella Gin Business Park, LLC to abandon a portion of right-of-way and Public Utility Easement (PUE) on North Roosevelt Avenue (0.29+/- acre of land) which will subsequently be acquired by the adjacent property owner.

**APPLICANT/ADJACENT PROPERTY OWNER**

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

Adjacent Property Owner: Estrella Gin Business Park, LLC  
3463 S. Rim Rd.  
Gilbert, AZ 85297

**FINDINGS**

This portion of N. Roosevelt Avenue was originally dedicated to the City in 2019. With that dedication, it was anticipated that the future alignment would eventually provide a north/south collector road from W. Garvey Avenue, through the Acacia Crossing subdivision, and connecting to State Route 238. However, the roadway improvements never occurred. With the construction of the City's Public Works Department and the Fire and Medical Administration buildings, the N. Estrella Parkway alignment and PUE was dedicated and constructed from W. Garvey Avenue to W. Edison Road, thus providing a north/south connection to State Route 238. With the completion of N. Estrella Parkway, it was determined that the N. Roosevelt connection from W. Garvey Road to W. Edison Road was no longer necessary.

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 City does not have plans to improve or use the right-of-way in question in the future.
- The eight-foot Public Utility Easement is no longer necessary as the existing neighborhood's utilities are currently located in a dedicated PUE on the eastside of N. Roosevelt Ave. Additionally, the proposed multi-family development to the west will be served by an existing eight-foot PUE, which was dedicated with the construction of N. Estrella Parkway.
- The existing conditions are not serving any transportation purpose.

## **PUBLIC NOTIFICATION**

---

Prior to recommending approval of the abandonment request, the adjacent property owner conducted notification to utilities and the public as required per the city's Zoning Code. A copy of the Notification Report is available to be reviewed upon request.

- Notices to Utilities mailed out on TBD
- Sign Posting on TBD
- Public Hearing scheduled for 01/16/2024

\*\*The public notification section will be updated on January 5<sup>th</sup>\*\*

## **CONCLUSION:**

---

Staff recommends **approval** of **case ABDN23-11**, subject to the conditions of approval stated in this memo, and as amended by the Planning and Zoning Commission.

1. The City and adjacent property owner shall ensure that all utilities located in the subject site have obtained their respective easements with Pinal County prior to final recordation of the right-of-way abandonment.

## **ATTACHMENTS:**

---

Exhibit A: Legal Description

Exhibit B: Narrative

Exhibit C: Abandonment Location

Exhibit D: Notification Report

-- End of staff report --