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MEMO	**Case # LOT23-05**

To:	Honorable Mayor and City Council
From:	Alexander Bosworth, Planner
Through:	Rodolfo Lopez, Development Services Director
Meeting Date:	June 6, 2023

REQUEST

A request by the Tortosa Homeowners' Association for Map of Dedication for Honeycutt Run, "a re-plat of Tracts M-1 and M-2, Tortosa-NW, according to Fee Number 2004-049082, records of Pinal County, Arizona located in the southwest quarter of Section 21 and the northwest quarter of Section 28, Township 4 South, Range 4 East, of the Gila and Salt River Meridian, Pinal County, Arizona."

APPLICANT/PROPERTY OWNER

Applicant: EPS Group Inc. Case Planner: Alexander Bosworth 1130 N Alma School Rd, Suite 120 Mesa, AZ 85201	Property Owner: Tortosa Homeowners Association 8360 E. Via de Ventura, L 100 Scottsdale, AZ 85258

SITE LOCATION

ANALYSIS

A portion of Honeycutt Road Tract M-1 is requested to be dedicated to City of Maricopa as public right-of-way. The subject portion of Tract M-1 that will be dedicated is currently a privately-owned section of median that needs to be removed and relocated. A portion of Tract M-2, currently being public right-of-way as shown on the Map of Dedication, is planned to be returned to the adjacent property owner, Tortosa Homeowners' Association. This change is required to provide a full movement entrance to the Honeycutt Run multi-family development.

FINDINGS

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

- The subject portion of Tract M-1 is 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:

Staff recommends **approval** of **case LOT23-05**, as amended by the Mayor and City Council.

ATTACHMENTS:

Exhibit A: Map of Dedication

Exhibit B: Project Narrative

Exhibit C: Closure Report

-- End of staff report –