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MEMO

Case # ABDN24-09

To: Honorable Mayor and City Council

From: Rick Williams, Planning & Zoning Department Manager

Through: Rodolfo Lopez, Development Services Director

Meeting Date: February 18, 2025

RE: Resolution: Abandonment Request ABDN24-09 – Grace Community Church.

REQUEST

PUBLIC HEARING: A request by the City of Maricopa, on behalf of Grace Community Church, to abandon two eight-foot Public Utility Easements (PUE) located on the church property (2,416 square feet), which will subsequently be acquired by the property owner without compensation. Discussion and Action.

APPLICANT/ADJACENT PROPERTY OWNER

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

Property Owner: Grace Community Church
44977 W. Hathaway Ave.
Maricopa, AZ 85139

FINDINGS

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

- The utility easement that is proposed to be abandoned was originally a continuation of a service alley located behind residential lots to the west and south of the church property. It appears that the alley was originally to continue to W. Hathaway Road across the church property. However, the alley did not develop with access to W. Hathaway Road. Instead, the alley was redirected at the southern property line of the church parcel, west, and terminated at N. Wilson Avenue. Currently, there are overhead powerlines located in the alley easements but do not encroach into the church parcels or the easements located on the church site.
- Grace Community Church has submitted improvement plans (DRP24-15) with the City to expand the church campus across the easement areas.
- The City, nor the utility companies, have plans to improve or use the easements in the future.
- The proposed request is in accordance with City Code Sec. 17.20.100.

PUBLIC NOTIFICATION

Prior to recommending approval of the abandonment request, the City 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.

- Public Agencies notified on 8/29/2024

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- Notices to Utilities mailed out on 1/22/2025
- Sign Posting on 1/23/2025
- Council Hearing scheduled for 2/18/2025

CONCLUSION:

Staff recommends **approval** of **case ABDN24-09**, Grace Community Church, Public Utility (PUE) Abandonment.

ATTACHMENTS:

Exhibit A: Legal Description

Exhibit B: Project Narrative

Exhibit C: ALTA Survey

Exhibit D: Abandonment Location

Exhibit E: Grace Community Church Notification Report

-- End of staff report --