

MEMO

Case # MOD24-02

To: Honorable Mayor and City Council
From: Derek Scheerer, Planner II
Through: Rodolfo Lopez, Development Services Director
Meeting Date: July 16, 2024

REQUEST

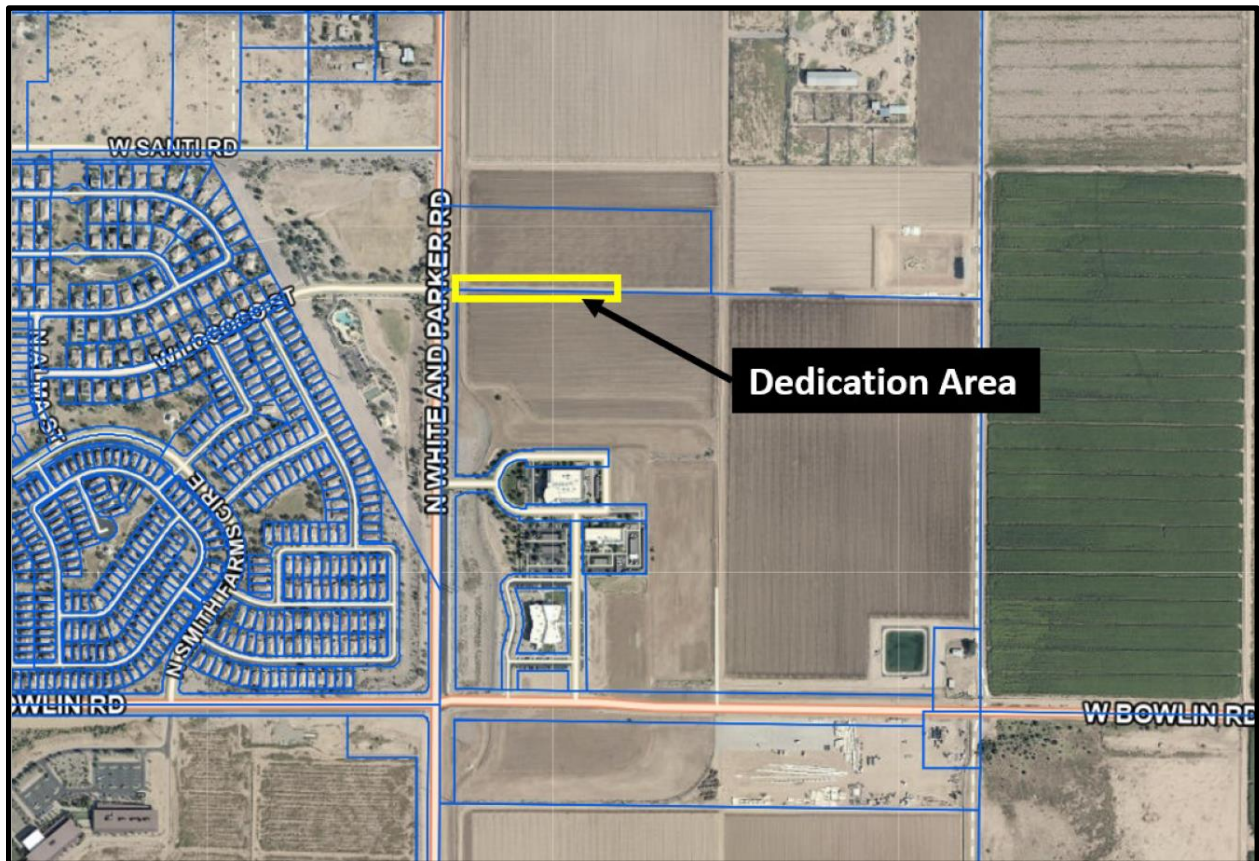
Map of Dedication (MOD24-02) Lococo Street: A request by Charlie Schuster, of Lincoln Avenue Capital, LLC, on behalf of Generation Church AZ, requesting approval of a Map of Dedication for dedication of an extension of W. Lococo St. The property is generally located east of the intersection of W. Lococo St. and N. White and Parker Rd. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNER

Lincoln Avenue Capital, LLC
 401 Wilshire Blvd., Suite 1070
 Santa Monica, CA 90401
[Email: cschuster@lincolnavecap.com](mailto:cschuster@lincolnavecap.com)

Generation Church AZ
 1010 S. Ellsworth Rd.
 Mesa, AZ 85208

SITE LOCATION



ANALYSIS

The W. Lococo Street Map of Dedication (MOD) effectively dedicates approximately 0.438 acres of right-of-way to the City of Maricopa for the construction and continuation of W. Lococo St. east of N. White and Parker Rd. Approval of the MOD will allow for the continuation of W. Lococo St. to the east, providing access for residents of the proposed Ironwood Ranch multi-family housing development. Future dedications will continue W. Lococo St. to connect with the proposed City Park Plaza Blvd. east of City Hall.

FINDINGS

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

- The subject portion of W. Lococo St., 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 MOD24-02**, as amended by the Mayor and City Council.

ATTACHMENTS

Exhibit A: Project Narrative

Exhibit B: Closure Report

Exhibit C: Map of Dedication

-- End of staff report --