

**MEMO****Case # ABDN24-007**

To: Honorable Mayor and City Council

From: Alexander Bosworth, Planner

Through: Rodolfo Lopez, Development Services Director

Meeting Date: August 20, 2024

REQUEST

A request by the City of Maricopa to abandon a +/- 0.447-acre portion of right-of-way on W. Bowlin Rd., which will subsequently be acquired by the adjacent property owner without compensation.

APPLICANT/ADJACENT PROPERTY OWNER

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

Adjacent Property Owner:
City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85138

FINDINGS

The roadway, currently known as W. Bowlin Rd., currently runs east-west from N. Porter Rd. to N. Hartman Rd. The subject section of W. Bowlin Rd. is adjacent to parcel 4G as described in the recorded plat under Pinal County Fee # 2024-012195. It was determined by City staff that this 20-foot wide portion on the northern half of W. Bowlin Rd., approximately 0.447 acres in size, is no longer needed as public right-of-way. The current width of the W. Bowlin Rd. right-of-way is 150 feet, which subsequent to the concurrent abandonments on the north side of the road, will be reduced to 110 feet.

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 ultimate 110-foot width will match the current plans for W. Bowlin Rd. to the east, which is the goal of the roadway abandonments in this segment of right-of-way. The excess 40 feet are not needed nor are they a part of future roadway expansion plans, therefore they are to be returned to their 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 07/18/2024
- Notices to Utilities mailed out on 08/01/2024

- Public Hearing scheduled for 08/20/2024

CONCLUSION:

Staff recommends **approval** of **case ABDN24-007**, 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 --