



**City of Phoenix**

Planning and Development Department

**CONDITIONAL APPROVAL – ABND 250047**

Your abandonment request was granted **CONDITIONAL APPROVAL** by **David Neal, Abandonment Hearing Officer.**

This request will NOT be completed until all the stipulations have been met and this request is formally adopted by City Council. It is the **APPLICANT'S RESPONSIBILITY** to ensure that all stipulations are satisfied. **Please contact Dru Maynus at 602-262-7403** for questions and notification of your completion of the stipulations.

Upon completion of the stipulations your request will be scheduled for City Council action.

If the stipulations of abandonment are not completed within **two years** from the date of your conditional approval (**your expiration date is April 1, 2028**), this request will then expire. At that time a new submittal will be required along with the required payment for the abandonment process. A one time, **one year** extension can be requested prior to the expiration date, with applicable extension fee due.



## **City of Phoenix**

Planning and Development Department

February 12, 2026

Preliminary Abandonment Staff Report: **ABND 250047**

Project# **22-1246**

Quarter Section: **12-27**

District#: **7**

**Location:**

1500 North Central Avenue

**Applicant:**

Central & McDowell SPE, LLC / Geoffrey Jacobs

**Request:**

This request seeks the abandonment of a sidewalk easement located at 1500 North Central Avenue.

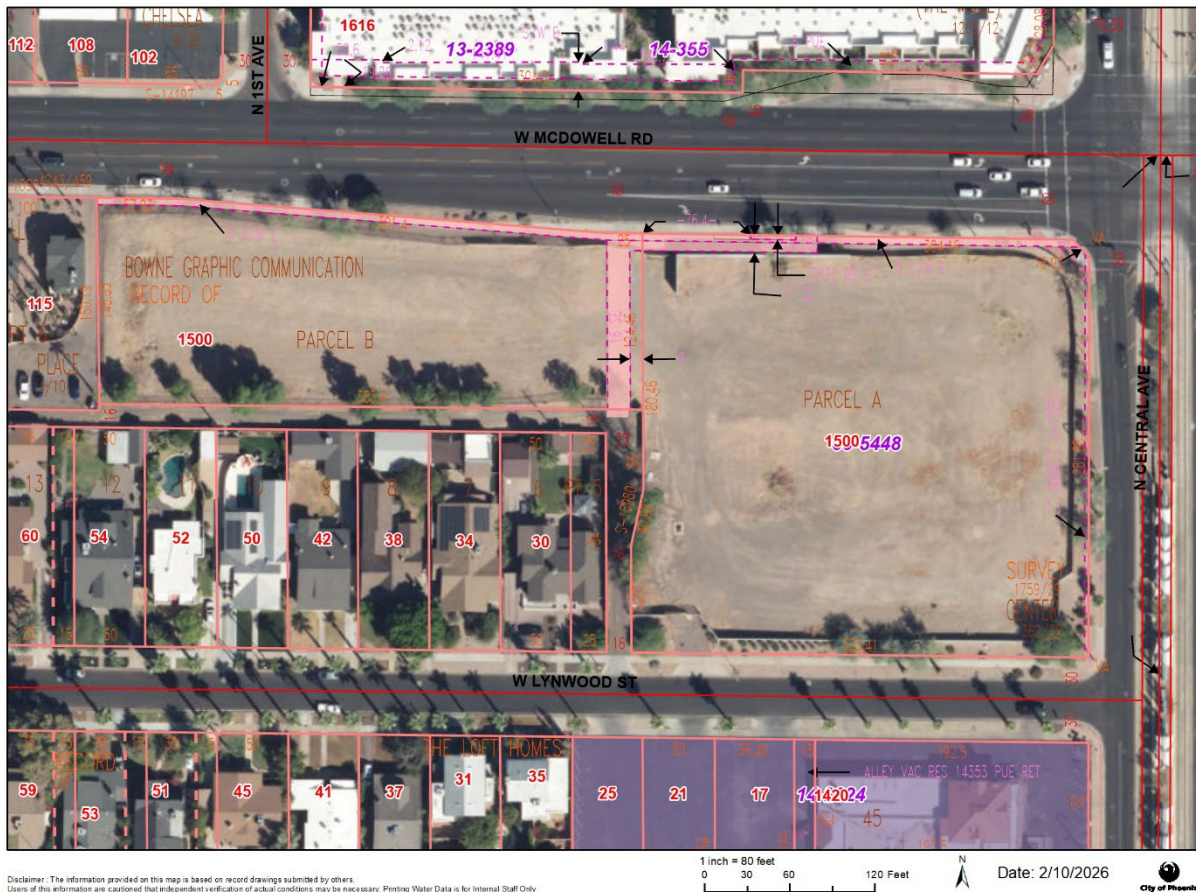
**Purpose of request:**

The applicant asserts that the proposed building encroaches into existing sidewalk easement. As a result, a new sidewalk easement to be dedicated per replat.

**Hearing date:**

**February 12, 2026  
TAKEN OUT FROM UNDER  
ADVISEMENT AND CONDITIONALLY  
APRPROVED ON APRIL 1, 2026**

## ABND 250047



### **City Staff Research**

City staff research indicates that 5-foot-wide sidewalk easement located on 1500 North Central Avenue was dedicated as part of the Bowne Graphic Communication Center on May 27, 1993, Book 362, Page 28 of the Maricopa County Recorder. Should the sidewalk easement be abandoned, the property at 1500 North Central Avenue would no longer be encumbered by the easement.

### **City Staff Comments**

This request was routed to various City departments for their recommendations. Listed below are the responses from each department.

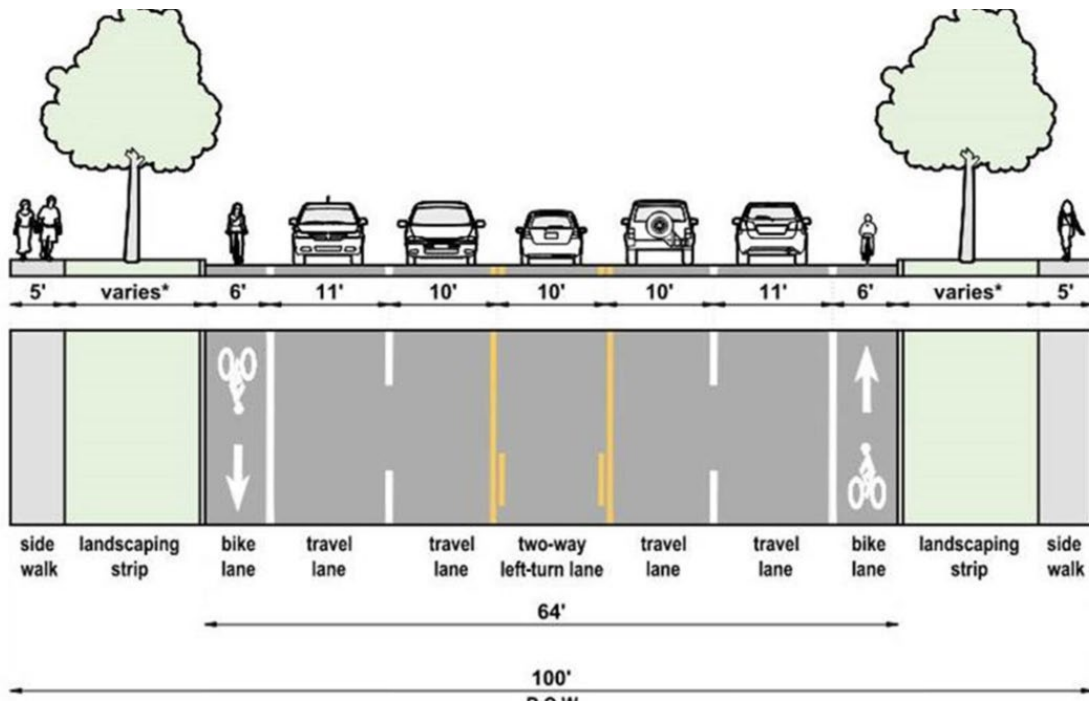
#### **Street Transportation Department – Josh Rogers**

The Street Transportation Department has reviewed the attached abandonment application and has the following:

#### **Comments:**

Right-of-way Requirements: McDowell Road is classified as an Arterial D cross-section on the Street Classification Map, requiring a minimum 50-foot half street. Under typical design conditions, the minimum 50-foot half-street contains half of the center lane (5-feet), two travel

lanes (21-feet), bike lane (6-feet), landscape area (10-feet), a sidewalk (6-feet), and a buffer behind the sidewalk for various street signage (2-feet), as illustrated in the exhibit below.



However, as this stretch of McDowell is within the Downtown Gateway corridor, there's a slightly modified streetscape area per Section 1212.C of the Downtown Code (below) requiring an increased sidewalk width. This means the landscape area would be reduced to accommodate the increased sidewalk width within half-street right-of-way, resulting in an 8-foot wide landscape area with an 8-foot wide.

| Streetscape and Frontage Zone Matrix—Downtown Gateway |                          |                     |                           |                           |                        |                                |
|---|--------------------------|---------------------|---------------------------|---------------------------|------------------------|--------------------------------|
| Street Section  | Minimum Building Setback | Frontage Zone Depth | Minimum Building Frontage | Allowed Frontage Elements | Minimum Sidewalk Width | Minimum Streetscape Zone Depth |
| Coronado Road<br>Central Ave. to Alvarado Rd.         | 0'                       | 20'                 | Minimum 75%               | SD, PA, PO, S, GA         | 8'                     | 16'                            |
| McDowell Road<br>1st Ave. to Alvarado Rd.             | 0'                       | 20'                 | Minimum 75%               | SD, PA, PO, S, GA, GR     | 8'                     | 16'                            |

Existing Conditions: The current right-of-way on the south half of McDowell Road is 40 feet wide, flaring to 60 feet at the Central Avenue intersection. To meet minimum standards, this right-of-way must be at least 50 feet wide, flaring to a minimum of 65 feet at the intersection (per Detail 7336: Intersection Flare Standard Detail).

The current built conditions of McDowell road do not include the bike lanes required on arterial roadways, adjacent to the outside vehicular travel lanes. The future ultimate buildout of the roadway may require the curblines to be adjusted to accommodate the bike lanes.

Additionally, because McDowell Road is offset, the monument line is 5-feet north of the midpoint of the center turn lane rather than the centerline, all design elements required for

the south half of the ultimate Arterial D cross-section cannot fit within the minimum required right-of-way. As a result, an additional 5-foot sidewalk easement maybe be required to accommodate the portion of the sidewalk that extends beyond the minimum right-of-way width.

**Recommendation:**

The Street Transportation Department does not recommend approval of the request to abandon the 5-foot sidewalk easement for the following reasons:

- **Insufficient Right-of-Way Width:** The existing dedicated right-of-way does not meet the minimum required widths for an Arterial D cross-section, a 50-foot half street flaring to 65-feet at the intersection.
- **Street Design:** The south half of McDowell Road is not constructed to current minimum design standards for an Arterial D cross-section. To meet these standards, the existing curb line will need to shift south to accommodate the bike lane required for the ultimate design of McDowell Road per the City Council approved Street Classification Map and the Street Planning and Design Guidelines, which will also move the sidewalk and landscaping further south.
- **Additional Easement Likely Required:** Due to the offset alignment of McDowell Road, an additional sidewalk easement may need to be dedicated, in addition to the minimum right-of-way dedications required, to accommodate all design elements required for an Arterial D cross-section.

Should you have any questions regarding these comments, please contact me at [Joshua.rogers@phoenix.gov](mailto:Joshua.rogers@phoenix.gov).

**Street Transportation Utility Coordination Department– Andrea Diaz**

The Street Transportation Department Utility Coordination has no comments.

**PDD Traffic Department – Derek Fancon**

Recommend approval

**PDD Site Planning Division – Danielle Bohannon**

Recommend approval.

**Streetlights – Jason Fernandez**

Recommend approval.

**Solid Waste – Megan Sheets**

Recommend approval.

**Water Services – Leticia Saenz**

WSD has **NO Concerns/issues** for this 5' wide sidewalk easement abandonment.

**Long Range Planning**

No comment received.

**PDD Civil Department – Marcos J. Cartagena**

Recommend approval.

**Public Transit Department – Skitch Kitchen**

The Public Transit Department has no comment on this project.

**Utility Comments**

The request was also routed to outside utility companies for their input. Listed below are the responses from each utility.

**Cox – Zach Lawson**

I have reviewed the abandonment request at ABND 250047 1500 N CENTRAL AVE, in Phoenix, {Maricopa County}, AZ. Based upon the supplied drawings/exhibits that you've submitted it has been determined that COX has no facilities within the easement and therefore we approve your request to abandon.

Please note that although Cox Communications approves this abandonment, we do so with the understanding that we will not assume any construction, relocation and/or repairs costs associated or in result of this abandonment

If I can be of further assistance, please contact me using the contact information below

**Southwest Gas – Susan R. Mulanax**

After reviewing the plans for the above-referenced project, it has been determined that there are no apparent conflicts between the Southwest Gas system and your proposed abandonment of the sidewalk easement. Southwest Gas would like to recommend abandonment of the sidewalk easements located at the above-referenced location.

Thank you for your cooperation on this project. Please contact me if you have any questions or require additional information.

**Arizona Public Service – Nichole Harvey**

Recommend approval.

**Lumen– Kenley Kohutek**

Aries Network Construction Services, on behalf of Lumen/Centurylink, is in receipt of your request for Abandonment or Encroachment of the abandonment request area.

Inventory of Local Lumen Facilities: Facilities do exist crossing existing sidewalk onto property. CTL/Lumen has no problem abandoning sidewalk area, as long as the facilities are maintained in place or relocated.

Abandonment/Encroachment Request Overview: Request is to abandon an existing sidewalk easement on APNs. 11-33-151 / 111-33-150A - 1500 N. CENTRAL AVE. PHOENIX, AZ 85004.

Recommendation: In the event Lumen facilities need to be removed or relocated, all associated costs will be at the expense of the requestor/agency/owner. Blue staking is required prior to all excavation activities. Access for Lumen, or its agents, must be maintained. All facilities are to be avoided or protected while also maintaining a minimum 12" horizontal and vertical separation. Lumen reserves the right to mandate modifications or removal of encroachments if it is deemed there is an impediment. Any damage to Lumen facilities and those costs associated with repair/replace facilities will be at the cost of the requestor/agency/owner. Lumen will not be held responsible for any damage or cost to repair, move, or remove any encroached items (ie fence, sign, landscape, pool, etc.) for the purpose of facility management.

### **Salt River Project – Michael Laguna**

Salt River Project has no objection to the abandonment of the sidewalk easement as described and shown in the abandonment package for APN: 111-33-151 and 111-33-150A. This is in an Arizona Public Service serving area.

If you have any questions or need further information, please contact me at 602-236-3116.

### **Recommended Stipulations of Approval**

The request of abandonment, if approved by the Abandonment Hearing Officer, will be subject to the following stipulations:

1. Either a or b shall be complied with:
  - a. All utilities shall be relocated to locations approved by each affected utility company. All work is to be done by each affected utility company at no expense to the affected utility company. An appropriate performance agreement, in an approved form and cost amount, must be posted with the Planning and Development Department to guarantee the improvements.
  - b. All rights-of-way shall be retained as a public utilities easement with 24-hour vehicle maintenance access.
2. Applicant shall submit and obtain City approval of a legal description of the abandonment area prior to City Council approval of ABND 250047.
3. The 5-foot-wide sidewalk easement shall be abandoned in accordance with the sidewalk design depicted on PLAT 250079, dated June 2025. The design shown on the referenced plat shall serve as the final configuration for the abandoned sidewalk abandonment area.
4. All stipulations must be completed within **two years** from the Abandonment Hearing Officer's decision.

**This conditional approval has been reviewed and approved by the Abandonment Hearing Officer.**

**Hearing Officer Signature:**                     *David Neal*                          **Date:**           4/2/26          

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator.

cc:      Central & McDowell SPE, LLC, Applicant/Representative  
         Geoffrey Jacobs, Applicant/Representative  
         David Neal, Abandonment Hearing Officer

If the area to be abandoned is within or adjacent to a redevelopment area established pursuant to A.R.S. §36-1471 ET.SEQ., Consideration may be given to the restrictions upon the property and the covenants, conditions and obligations assumed by the redeveloper in the determination of fair market value.