

PLANNING COMMISSION REPORT



Meeting Date: January 28, 2026
General Plan Element: *Land Use*
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

ACTION

114th St Abandonment 6-AB-2024

Request to consider the following:

1. A recommendation to City Council regarding a request by owner to abandon the southern 25-foot and eastern 30-foot of right of way on a property with Single-Family Residential (R1-35) zoning, located at 11345 E Beryl Avenue. City to obtain dedications needed.

Goal/Purpose of Request

This request is to abandon the existing north 25-foot half street located along the East Gold Dust Avenue alignment and the west 30-foot half street located along the North 114th Street alignment consistent with the City's Master Transportation Plan. The applicant will dedicate a 50-foot radius cul-de-sac in the northeast corner of the parcel along the North 114th Street alignment.

Key Items for Consideration

- Removes unnecessary right-of-way encumbering the applicant's property
- Access not impacted by this proposed abandonment
- All utility companies were notified of the abandonment request. Utilities are not located within the right-of-way to be abandoned
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan
- No public input received regarding the proposed abandonment

OWNER

Amitesh Kasera & Poonam Singh
(623) 738-5766

APPLICANT CONTACT

Jamaal Ragland

Amitesh Kasera & Poonam Singh
770-686-8810

LOCATION

11345 E Beryl Av



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods within the Shea Corridor Overlay. This category includes single-family residences.

Character Area Plan

The Shea / East Shea Character Area Plan designates the property as residential.

Zoning

The site is zoned Single-family residential (R1-43). The R1-43 zoning district(s) allows for single-family residences. The surrounding properties are zoned similarly; R1-43, R1-43 PRD and R1-43 PCD.

Context

The subject 30- and 25-foot rights-of-way were dedicated to the city in 1980. The rights-of-way were never developed as roads and are indistinguishable from the applicant’s property. The subject property is located in northwest corner of North 114th Street and East Gold Dust Avenue alignments (two undeveloped roads) and is currently accessed from an ingress/egress easement connecting the northwest corner of the property to East Beryl Avenue. The property borders the Montana Vistas residential subdivision (R1-43 PRD) to the west and north, the Mirage Crossing subdivision (R1-43 PCD) to the east, and unsubdivided E. Arabian Park Drive neighborhood to the south (R1-43). Please refer to context graphics attached.

Related Policies, References:

- 2035 General Plan, as amended
- 2008 Scottsdale Transportation Master Plan

IMPACT ANALYSIS

Land Use

The existing residential use is in conformance with the General Plan designated land use for this site. The request will not modify the existing land use.

Traffic/Trails

Access to the development is provided by a 25-foot ingress/egress easement on adjacent parcel 11335 E Beryl Avenue (APN: 217-33-094) to the west.

An unpaved trail is located along the northern 15 feet of the adjacent properties to the south, within an equestrian easement. There are no planned trails for the rights-of-way associated with this abandonment request.

Emergency/Municipal Services and Utilities

All existing emergency and municipal access will be provided to the properties surrounding the abandonment area and maintained through existing, dedicated, public right-of-way along E. Beryl Avenue and N 114th Street. No negative impacts are anticipated; the dedication of the cul-de-sac will improve emergency service access/circulation.

Public Utilities

The public utilities have been notified of the applicant's request. The utility companies have indicated that there are no conflicts with the proposed abandonment and expressed support for the abandonment request.

Community Involvement

The applicant sent notification to all neighboring property owners of the subject parcel. As of the writing of this report, staff has received no public comments regarding this application.

Community Impact

No community impact is anticipated as a result of the requested right-of-way abandonment within the scope of this application.

Policy Implications

The compensation amount has been compiled by City of Scottsdale staff in accordance with abandonment evaluation procedure. The valuation methodology is prepared as if the land is available for development at its highest and best use under the current zoning designation. The owner has agreed to the compensation amount.

The owner of the parcel has agreed to pay the city the total amount of \$7,702.50 for the abandonment of rights-of-way, in addition to any other amounts payable to City. Additionally, the owner shall dedicate a 50-foot radius cul-de-sac over the northeast corner of the parcel and a drainage easement along the southern portion of the parcel.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission make a recommendation to City Council for approval to abandon the 25-foot and 30-foot rights-of-way, finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:

1. The property owner dedicate 50-foot cul-de-sac right-of-way, and drainage easement along the southern boundary of the property where necessary.
2. The property owner pay to the city the combined total amount of \$7,702.50 as compensation for the abandonment of rights-of-way.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jason Katz

Planner

480-312-2542

E-mail: jkatz@scottsdaleaz.gov

APPROVED BY



Jason Katz, Report Author

1/5/2026

Date



Tim Curtis, AICP, Current Planning Director

Planning Commission Liaison

Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

1/15/2026

Date



Erin Perreault, AICP, Sr. Director/Zoning Administrator

Planning & Development Services

Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

01/15/2026

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Applicant's Narrative
3. Resolution No. 13595
 - Exhibit A: Legal Graphic
 - Exhibit B: Legal Description
 - Exhibit C: Depiction of subject parcel
4. Zoning Aerial
5. Proposed Abandonment Areas Map
6. Required Dedications Map
7. Legal Description and Graphic of Abandonment Area
8. Neighborhood Outreach
9. City Notification Map



Arroyo Verde
Single-Family Residential

Ancala
Single-Family Residential



N. 108th St

N. Frank Lloyd Wright Blvd

Albertsons

E. Via Linda

N. 120th St

Cholla
Park

EoS Fitness

CAP Canal

Via Linda Estates
Single-Family Residential

N. 110th St

Rancho Verde
Single-Family Residential

KC Animal Hospital
& Pet Resort

E. Shea Blvd

Mirage Crossing
Condominiums

Montana Ranch
Single-Family Residential

Site

N. 114th St

Abandonment Area

E. Cochise Dr

N. 112th St

Rae-Dawn Arabians

E. Mountain View Rd

Q.S.
28-55

Google Earth Pro Imagery

Stonegate
Single-Family Residential

N. 113th Pl

E. Sorrel Ln

E. Stonegate Cr

Context Aerial

6-AB-2024

ATTACHMENT 1



Q.S.
28-55

Google Earth Pro Imagery

Close-up Aerial

6-AB-2024

ATTACHMENT 1a



To: City of Scottsdale, Planning and Development Department

From: Jamaal Ragland, P.E.
Creative Real Estate Route, LLC

Date: October 30th, 2025

Subject: Application Narrative for Project No. 798-PA-2020
11345 E Beryl Ave, Scottsdale, AZ 85259

To whom it may concern:

This narrative serves as a reasoning of request for the proposed removal of an existing 25 ft and 30 ft right-of-way easement and modification of an existing 40 ft drainage easement within the subject property located at 11345 E Beryl Ave, Scottsdale AZ, 85259. See **attachment A** for the modified proposed drainage easement location.

The subject lot contains an existing residential house with a drainage easement that exist along the south boundary of the lot, north of the right of way. A graded drainage channel exists at the south boundary of the channel, however, under current conditions the drainage channel is located outside of the drainage easement and within the existing right of way. The project proposes to remove the existing right of way at the south of the property, as it deemed no longer needed, leave the existing drainage channel as is, and modify the existing drainage easement to properly cover the drainage channel. Additionally, a screen fence is proposed along the drainage easement to prevent animals from crossing over from the south portion of the property. The screened fence will still allow for storm water to flow through and not disturb any existing drainage patterns.

Proposed compensation for the abandonment request should be 50 cents per sf per the real estate department. Proposed compensation is 15,405 sf of abandonment = \$7,702.5.

Jamaal Ragland P.E. 79693,

ATTACHMENT 2

RESOLUTION NO. 13595

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA ABANDONING, SUBJECT TO CONDITIONS AND RESERVATIONS, CERTAIN INTERESTS IN A PORTION OF THE PUBLIC RIGHTS-OF-WAY FOR PROPERTY LOCATED AT 11345 E. BERYL AVENUE.

(6-AB-2024)
(114th St. Abandonment)

WHEREAS:

A. A.R.S. Sec. 28-7201, et seq. and A.R.S. §9-500.24 provide that a city may dispose of a public roadway or portion thereof that is no longer necessary for public use.

B. Scottsdale Revised Code §2-221 and other applicable laws provide that the City may dispose of other real property interests.

C. After notice to the public, the City of Scottsdale Planning Commission and City Council have held hearings on the proposed abandonment of a certain portion of the street right-of-way and other interests (collectively the “Abandonment Rights-of-way”).

D. The Abandonment Rights-of-way are legally described on **Exhibit “A”** and depicted on **Exhibit “B”** attached hereto, and comprise an area of approximately 15,405 square-feet.

E. The Abandonment Rights-of-way fall within, serve, affect or are near a parcel comprising approximately 1.65 acres (“Owner’s Parcel”), as depicted on **Exhibit “C”** attached hereto.

F. The Council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment Rights-of-way are no longer necessary for public use.

G. The Council has considered the City expenditure, if any, authorized by this resolution and the direct consideration that City will receive and finds that there is a clearly identified public purpose for City’s expenditure, if any, and that City will receive direct consideration substantially equal to its expenditure.

H. The Council finds that consideration and other public benefit commensurate with the value of the interests in the Abandonment Right-of-way being abandoned, giving due consideration to its degree of fragmentation and marketability, will be provided to City by the owners of the abutting property.

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Scottsdale, Arizona, as follows:

1. Abandonment. Subject to the reservations and conditions below, City's interests comprising the Abandonment Rights-of-way are hereby abandoned.

2. Reservations. City reserves to itself and excludes from this abandonment all of the following cumulative, perpetual interests:

2.1 Any and all interests in the Abandonment Rights-of-way that any related application, zoning case, plat, lot split, use permit, or other land use regulatory process or requirements may require to be dedicated to City.

2.2 Any of the following in favor of City that may already have been imposed on the Abandonment Rights-of-way prior to this resolution, if any:

2.2.1 Any V.N.A.E. or other vehicular non-access easement or covenant.

2.2.2 Any N.A.O.S. or other open space or similar easement or covenant.

2.2.3 Any drainage or flood control easement or similar easement or covenant.

2.2.4 Any public non-motorized access easement or trail easement or similar easement or covenant.

2.2.5 Any scenic corridor, setback or similar easement or covenant.

2.3 An easement for all existing utilities, if any.

2.4 Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

3. Effective Date. This resolution shall not be recorded or become effective until the Zoning Administrator determines that all of the following conditions (the "Conditions") are satisfied in accordance with all applicable laws, regulations and policies and at no expense to City:

3.1 The owner of the parcel shall pay to City the total amount of Seven Thousand Seven Hundred Two Dollars and 50/100 (\$7,702.50) as compensation to the City for the Abandonment Right-of-way, in addition to any application fees or other amounts related to this resolution and in addition to any other amounts payable to City.

3.2 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, a 50-foot radius cul-de-sac right-of-way over the northeastern portion of Owner's parcel along 114th Street alignment.

3.3 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, a drainage easement over the southern portion of Owner's parcel, along East Gold Dust Avenue Alignment.

3.4 If determined to be necessary by the Zoning Administrator, the owner shall remove all vegetation and boulders in the right-of-way along the north property line of the parcel.

3.5 Construction

3.6 Deed

3.7 Demolition

3.8 As proof of satisfaction of the conditions set forth in Section 3, The Zoning Administrator shall execute the certificate at the bottom of this resolution indicating that the Conditions have been satisfied.

4. Administration of Conditions. If the foregoing Conditions are not all satisfied prior to the second annual anniversary of this resolution, the Zoning Administrator shall report the same to the City Clerk and then the City Clerk shall mark this resolution to indicate that this resolution is void.

5. Exhibit Labeling. The text of this resolution controls any conflict with the exhibits as to the nature of the interests created, reserved or otherwise affected by this resolution. For example, if the text of this resolution indicates that City is reserving a particular type of easement, but the exhibit text or labels indicate a different type of real estate interest, then the text controls.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this _____ day of _____, 2026.

CITY OF SCOTTSDALE, an Arizona municipal corporation

Lisa Borowsky, Mayor

ATTEST:

By: _____
Ben Lane, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

Luis E. Santaella, Interim City Attorney
By: Joe Padilla, Deputy City Attorney

CERTIFICATE

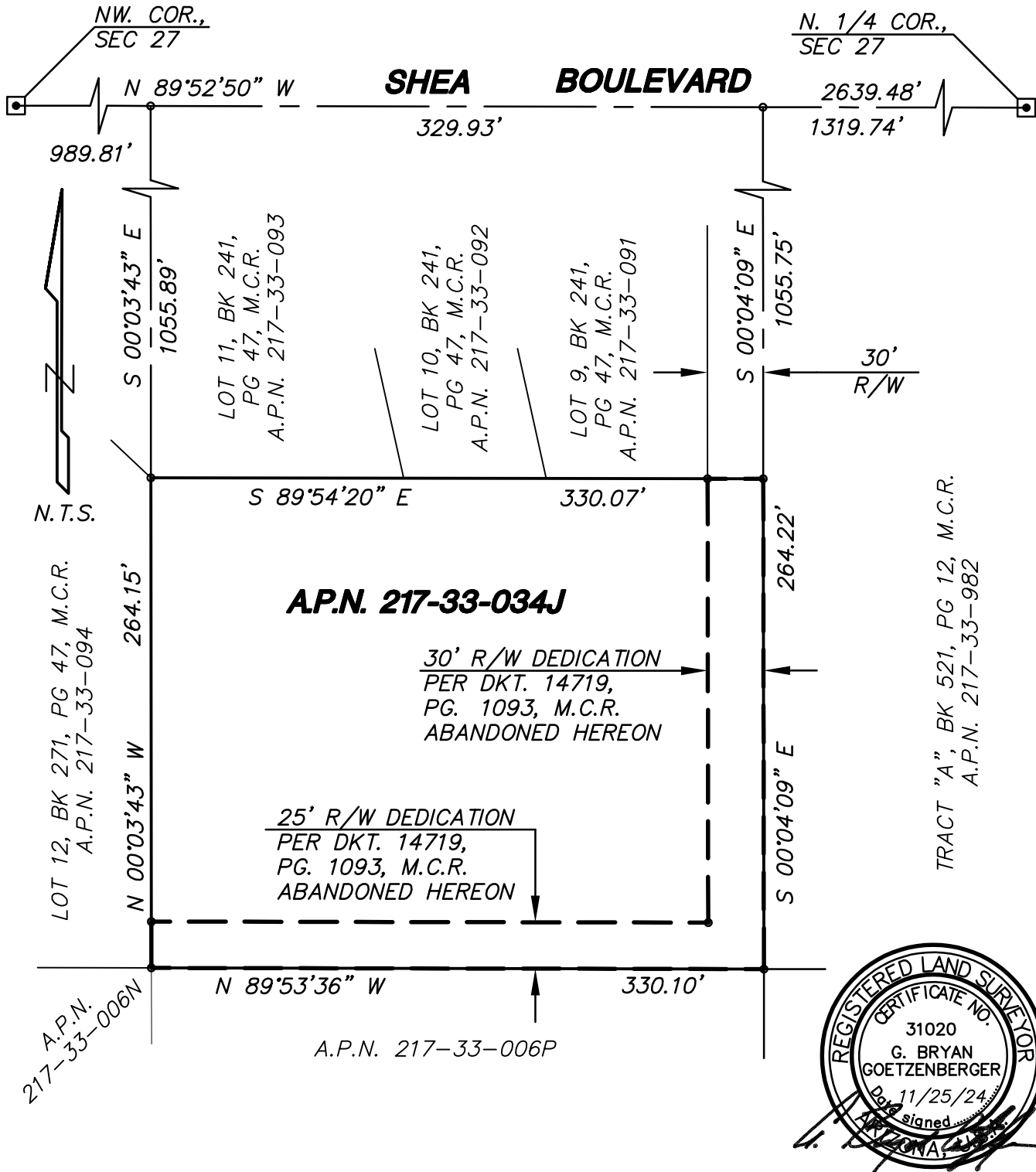
I am the zoning administrator of the City of Scottsdale. I certify that I have confirmed that the conditions stated in paragraph 3 of the abandonment resolution above have been fulfilled and the resolution is ready to be recorded and become effective.

DATED this _____ day of _____, 20_____.

Signature

name printed

EXHIBIT FOR RIGHT-OF-WAY TO BE ABANDONED 11345 E. BERYL AVENUE SCOTTSDALE, ARIZONA



JOB NO.: 241064
SECTION: 27
TOWNSHIP: 3 NORTH
RANGE: 5 EAST
DATE: NOVEMBER 25, 2024
SHEET 2 OF 2

Resolution No. 13595
EXHIBIT A
Page 1 of 1

ALLIANCE
LAND SURVEYING, LLC

7900 N. 70th AVENUE
SUITE 104
GLENDALE, AZ 85303
TEL (623) 972-2200
FAX (623) 972-1616
contactus@azals.com

www.alliancelandsurveying.com

**DESCRIPTION FOR RIGHT-OF-WAY
TO BE ABANDONED
11345 E. BERYL AVENUE SCOTTSDALE, ARIZONA**

The East 30.00 feet and the South 25.00 feet of the South 264.00 feet of the South 606.88 feet of the East half of the East half of the Northwest quarter of the Northwest quarter of Section 27, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



JOB NO.: 241064
SECTION: 27
TOWNSHIP: 3 NORTH
RANGE: 5 EAST
DATE: NOVEMBER 25, 2024
SHEET 1 OF 2

Resolution No. 13595
EXHIBIT B
Page 1 of 1






ALLIANCE
LAND SURVEYING, LLC

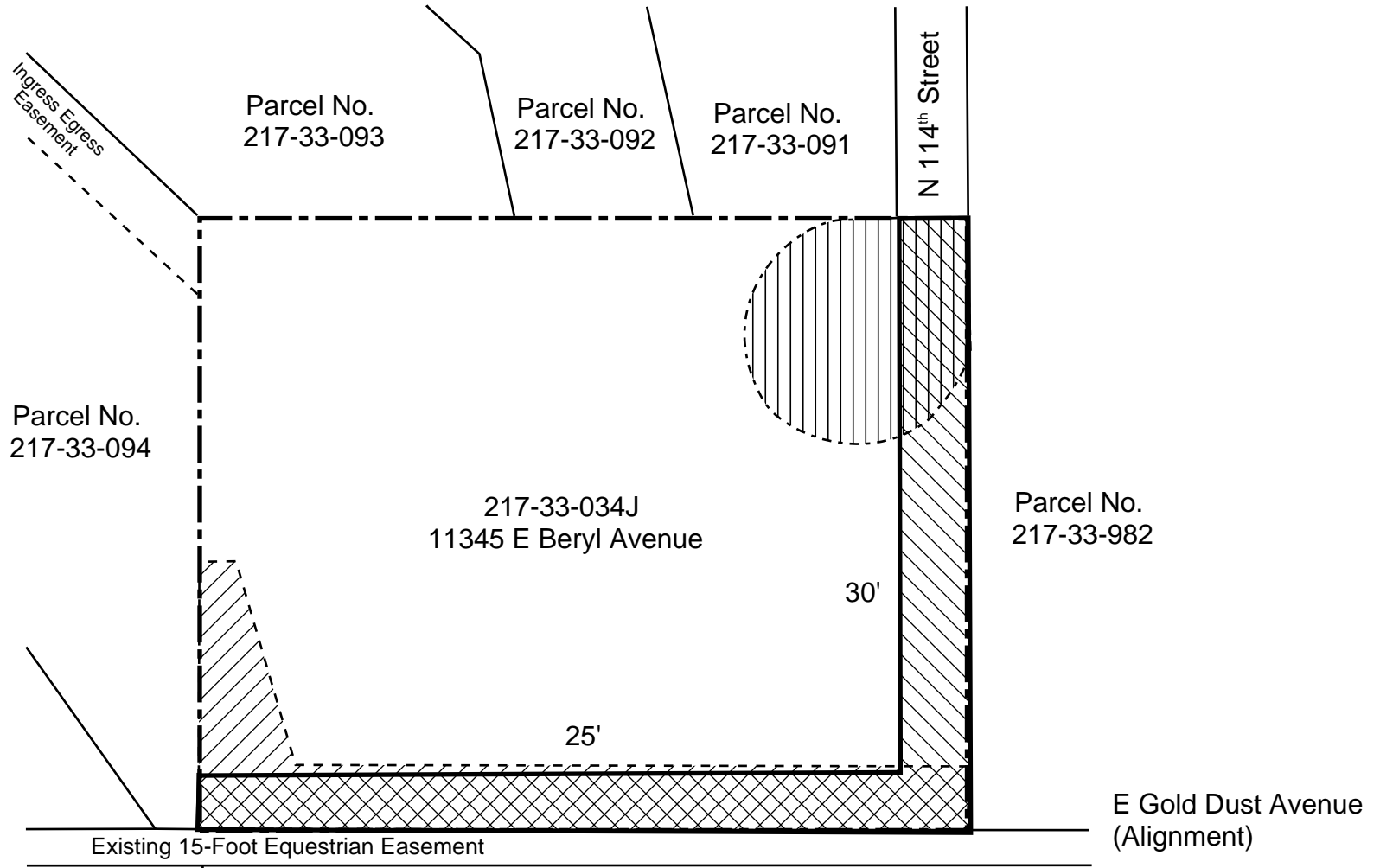
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contactus@azals.com

LEGEND

-  Proposed Abandonment Area
-  Right-of-way Dedication
-  Drainage Easement Dedication





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Aerial

Zoning Aerial

6-AB-2024

ATTACHMENT 4

Proposed Abandonment Area Map



Abandonment Area

Required Dedications Map



Right-of-way Dedication Area



Drainage Easement Dedication Area

**DESCRIPTION FOR RIGHT-OF-WAY
TO BE ABANDONED
11345 E. BERYL AVENUE SCOTTSDALE, ARIZONA**

The East 30.00 feet and the South 25.00 feet of the South 264.00 feet of the South 606.88 feet of the East half of the East half of the Northwest quarter of the Northwest quarter of Section 27, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



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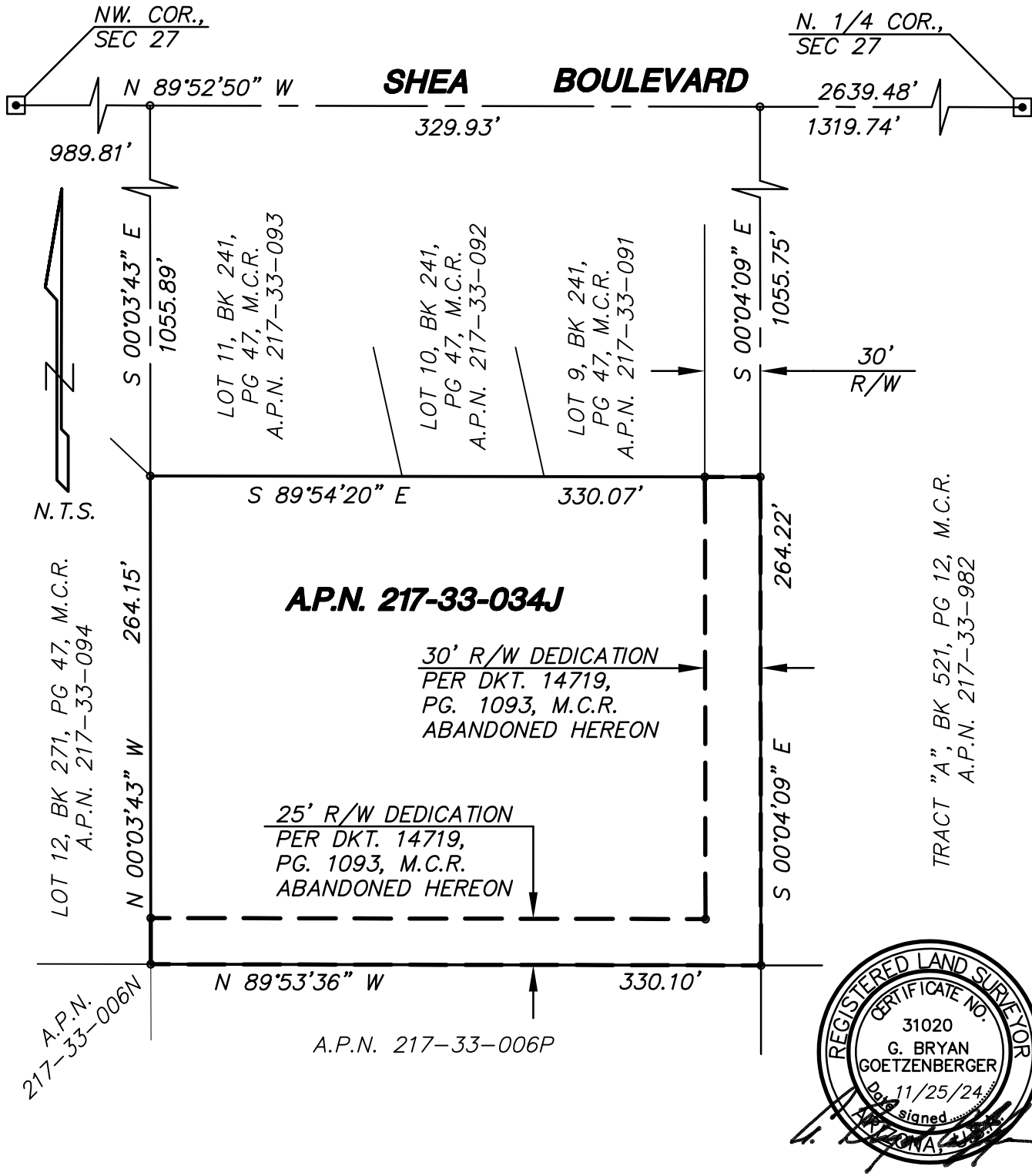
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EXHIBIT FOR RIGHT-OF-WAY TO BE ABANDONED 11345 E. BERYL AVENUE SCOTTSDALE, ARIZONA



JOB NO.: 241064
 SECTION: 27
 TOWNSHIP: 3 NORTH
 RANGE: 5 EAST
 DATE: NOVEMBER 25, 2024
 SHEET 2 OF 2

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 GLENDALE, AZ 85303
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 www.alliancelandsurveying.com contactus@azals.com

3/14/2025

Amitesh Kasera
11345 E Beryl Ave
Scottsdale, AZ 85259

RE: Abandonment Application Notification Letter

To Whom It May Concern,

This letter serves as a notification because a property you own is within 750-ft of the property located at 11345 E Beryl Ave, Scottsdale, AZ 85259. The owner of this property has submitted an abandonment application to the City of Scottsdale's Planning and Development Services requesting the removal of a 25-ft right of way easement and modification of an existing 40-ft drainage easement within the property. The purpose of the removal and modification is to place a screened fence along the drainage easement to prevent animals from crossing over the property. Below you will find more information about the project.

City Pre Application Number: 798-PA-2020

Project Location: 11345 E Beryl Ave, Scottsdale, AZ 85259

Property Size: 2 Acres

Zoning: R1-43

Legal Graphic: See Attachment

Applicant: Amitesh Kasera

Applicant Phone Number: 702-319-1520

City of Scottsdale Contact: Jason Katz

City of Scottsdale Contact Phone Number: 480-312-2542

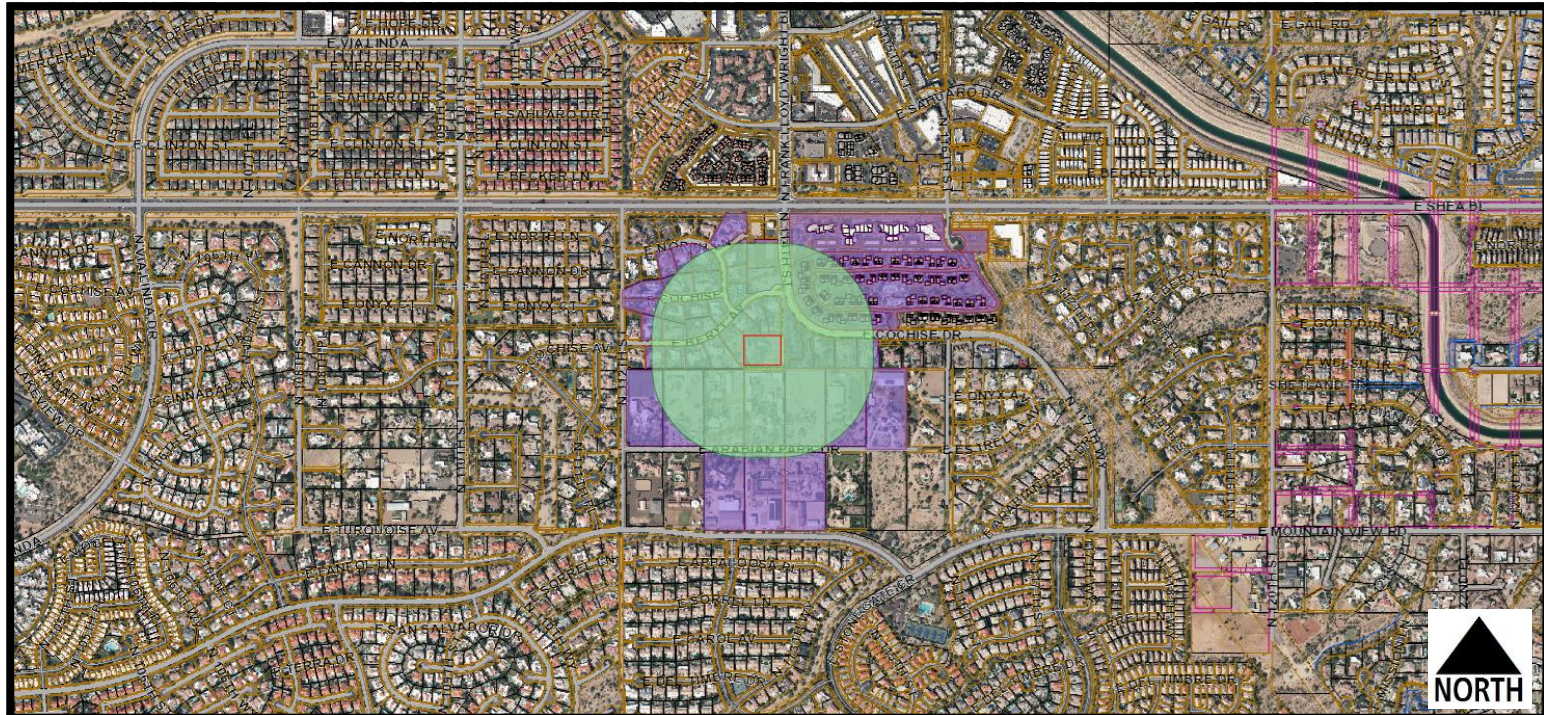
We appreciate your attention to this notification. Please feel free to contact the applicant or City of Scottsdale if you have any questions of concern.

Sincerely,

Amitesh Kasera

City Notifications – Mailing List Selection Map

114th St Abandonment


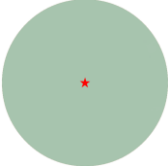


Labels pulled
January 5, 2026

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 142

6-AB-2024