

MEMO**Case # MOD23-01**

To: Honorable Mayor and City Council

From: Rick Williams, Planning and Zoning Manager

Through: Rodolfo Lopez, Development Services Director

Meeting Date: May 7, 2024

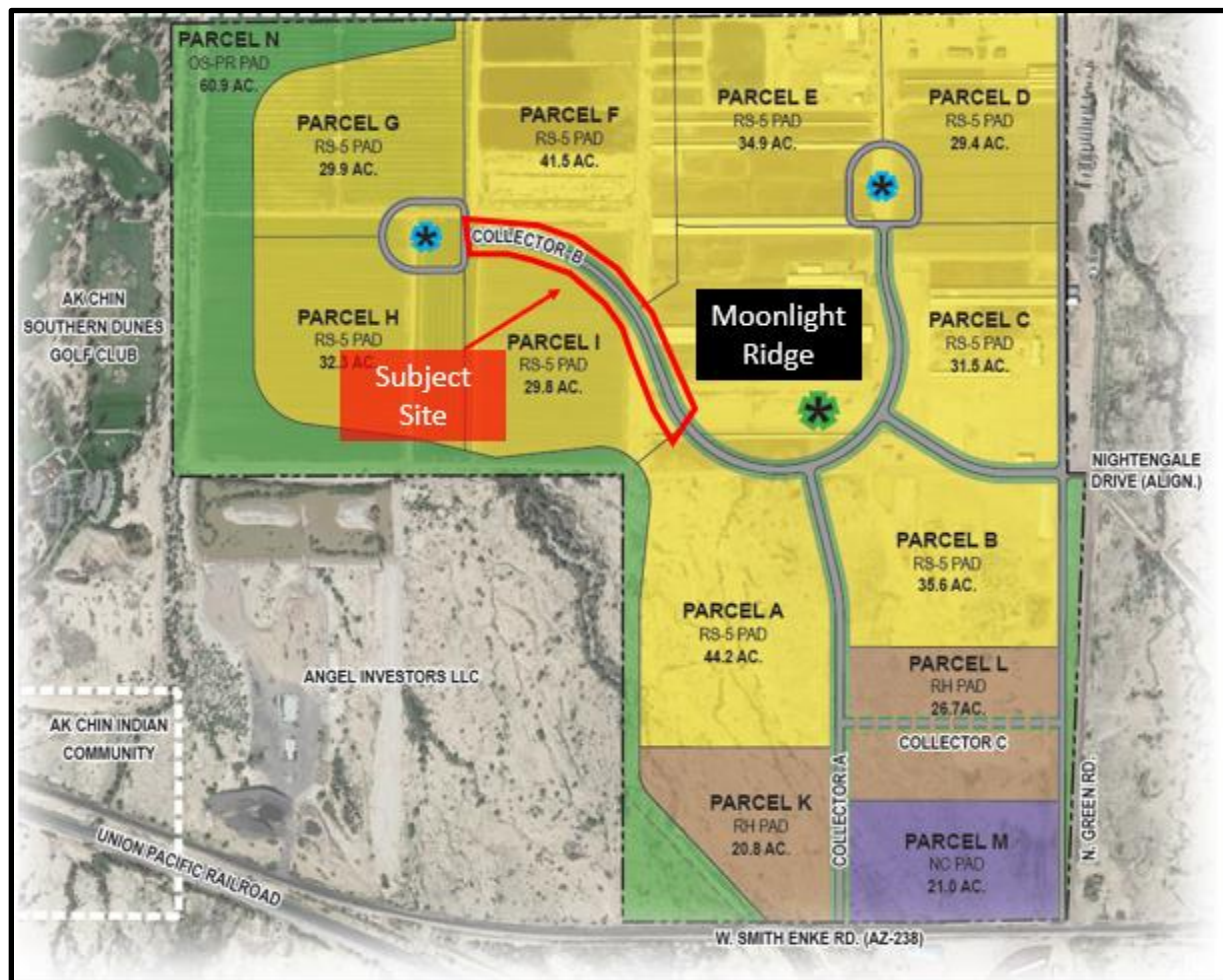
REQUEST

Map of Dedication (MOD23-01) Moonlight Phase II: A request by Atwell, LLC, on behalf of Forestar USA Real Estate Group, Inc, requesting approval of a Map of Dedication for collector road improvements in Moonlight Phase II. The property is generally located at the northwest corner of SR-238 and Green Road. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNER

Atwell, LLC
 4700 E. Southern Ave.
 Mesa, AZ 85206
[Email: mikepark@atwell-group.com](mailto:mikepark@atwell-group.com)

Forestar, USA Real Estate Group, Inc.
 1661 E. Camelback Road
 Phoenix, AZ 85016

SITE LOCATION

ANALYSIS

The Moonlight Phase II Map of Dedication effectively dedicates approximately 2.47 acres of right-of-way for the City of Maricopa for the construction and continuation of W. Eagles Landing Place in Phase II of the Moonlight subdivision. Approval of the MOD will allow for the continuation of W. Eagles Landing Place to the north/northwest, providing future access to residents in Phase II of the development. The necessary right-of-way for the southern/Phase I portion of W. Eagles Landing Place was dedicated to the City with the approval of the Moonlight Mater Plat (SUB22-44), which was approved by Council on July 18, 2023.

FINDINGS

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

- The subject portion of W. Eagles Landing Place, 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 MOD23-01**, as amended by the Mayor and City Council.

ATTACHMENTS:

Exhibit A: Map of Dedication

Exhibit B: Project Narrative

-- End of staff report --