

MEMO**Case # MOD25-05**

To: Honorable Mayor and City Council

From: LaRee Mason, Associate Planner

Through: Rodolfo Lopez, Development Services Director

Meeting Date: November 4, 2025

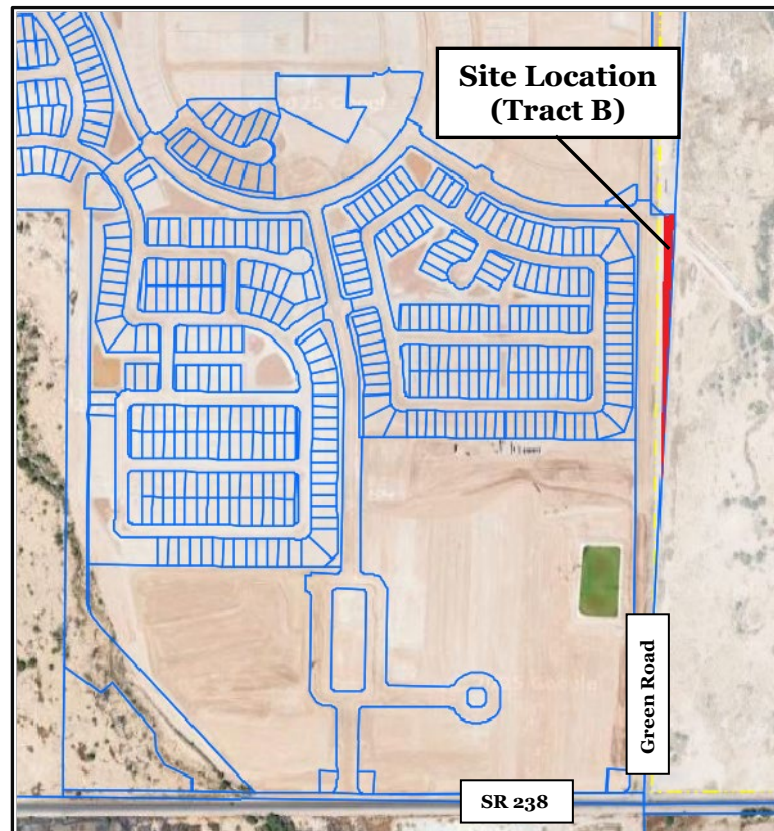
REQUEST

Map of Dedication (MOD25-05) Moonlight Tract B: A request by Atwell, LCC, applicant, on behalf of Forestar (USA) Real Estate Group, Inc., owner, requesting approval for Right of Way Dedication to the City of Maricopa. The property is generally located ± 0.28 -miles ($\pm 1,468$ feet) north of W. SR 238 on the east side of Green Road. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNER

Atwell, LLC
4700 E. Southern Avenue
Mesa, AZ 85206

Forestar (USA) Real Estate Group, Inc.
1661 E. Camelback Road, Suite 805
Phoenix, AZ 85016

SITE LOCATION

ANALYSIS

The Moonlight Tract B Map of Dedication (MOD) effectively dedicates approximately 0.61 acres of right-of-way to the City of Maricopa for the construction and continuation of N. Green Rd. Approval of the MOD will allow for the continuation of N. Green Rd. to the north, providing access onto W. Nightingale Road for properties located in the Moonlight subdivision. No future dedications are proposed.

FINDINGS

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

- The subject portion of N. Green Rd. 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 MOD25-05**, 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 --