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STAFF REPORT

CASE # SUB24-15

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Development Services Director
From: Rick Williams, Planning and Zoning Department Manager
Meeting Date: September 17, 2024

REQUEST

Subdivision Block Plat (SUB24-15): A request by Atwell, LLC, on behalf of Forestar USA Real Estate Group, Inc, requesting approval of a replat of the previously approved Moonlight Block (Master) Plat. The property is generally located at the northwest corner of SR-238 and Green Road.
DISCUSSION AND ACTION.

APPLICANT

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

PROPERTY OWNER

Forestar
1661 E. Camelback Road
Phoenix, AZ 85016

COUNCIL PRIORITIES CONSIDERED

- Transportation Connectivity
- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

- Existing Zoning: Planned Area Development.
- General Plan Land Use: Master Planned Community (MPC)
- Proposed Density: Single-family Residential – 4.3du/ac
- Allowed Density: 2.0 – 6.0 DU/AC
- Lot Size: 45’ x 120’ – 50’ x 120’, and 60’ x 120’.
- No. of Lots: Maximum Lots 2,500 units

HISTORY

- 2021 - Zoned Moonlight Ridge PAD (PAD21-06)
- 2021 – Major General Plan Amendment (GPA20-05)
- 2022 – Preliminary Plat Approved (SUB21-22)
- 2022 – Subdivision Block (Master) Plat Approval (SUB22-44)

SURROUNDING USES

Direction	Existing Zoning	Existing Use	Direction
North	Gila River Indian Reservation	Gila River Indian Reservation	North
South	Industrial (CI-2)	Dairy Farm	South
East	Pinal County (GR)	State Land	East
West	Undesignated	Ak Chin Southern Dunes Golf Club	West

ANALYSIS

On July 18, 2023, Council approved a block plat for the Moonlight development. The approval subdivided approximately 230 of the 349-acre site into seven different parcels of land, dedicated necessary right-of-way for roadway improvements, dedicated open space tracts, and a tract for a future Global Water lift station.

The proposed replat serves to dedicate two (2) additional tracts of land for the entry monuments at the northeast and northwest corners of Moonlight Drive and SR-238 and to increase the size of Parcel N to accommodate the future ED3 electrical substation.

All conditions of approval associated with the previous Council approval are still in effect, unless otherwise modified below.

As part of the review of this plat request, all previously approved zoning application(s) are verified for compliance. This includes the review of previously approved rezoning, preliminary plat, and final block plat.

CONCLUSION

Staff recommends approval of case SUB24-15, subject to the conditions of approval stated in this staff report:

1. All previous conditions of approval are still in effect unless modified herein.
2. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State agencies and utility companies.
3. Changes/amendments not included with this application request and or addressed during the city’s review shall require separate review and approval by staff and if deemed necessary, review and approval by the same approving body for this application as determined by the City Engineer and Zoning Administrator.
4. In accordance with the City’s Subdivision Code, approval of the final plat is valid for a period of twelve (12) months from the date of City Council approval. If the developer fails to provide the required material or perform the necessary work that includes the required improvement plan approval within the twelve (12) month period, the final plat approval by City Council shall become null and void. Any further action on said plat, after the expiration of the approval, shall require a complete re-submittal of the plat.
5. Human remains and artifacts have been found in the Maricopa area. “Public law 101-601, Native American Graves Protection and Repatriation Act” and “Public law 41-865

disturbing human remains or funerary objects; rules; violation; classification; definitions”, A person can be guilty of a class 5 felony if he/she intentionally possess, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues.

6. After recordation of the plat and Pinal County has assigned an assessor parcel number, the applicant shall be responsible of applying for an address request for all single family residential lots.
7. Public disclosure of potential noise impacts – constructive knowledge of potential railroads/agricultural/industrial impacts shall be made to future purchasers, mortgagees, renters, occupier and users of the property.
8. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.

ATTACHMENTS

Exhibit A – Narrative

Exhibit B – Vicinity Map

Exhibit C – Moonlight Block Plat

-- End of staff report --