

**STAFF REPORT****Case Number: SUB25-15**

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Director, Development Services

From: LaRee Mason, Associate Planner, Development Services

Meeting Date: December 2, 2025

REQUESTS

Subdivision Replat SUB25-15: Atwell, LLC, on behalf of Forestar is requesting replat approval for "Moonlight Phase I Parcel K1" to dedicate Right-of-Way (ROW) and a Public Utility Easement (PUE); and to resize Monument Tract 2, on a portion of Sections 16 and 17, Township 04 South, Range 03 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. **Discussion and Action.**

APPLICANT/OWNER

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

ENGINEER/PROJECT MANAGER

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

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	41.87-acres
Existing Site Use	Residential
Proposed Site Use	Single Family
Existing General Plan Designation	Master Planned Community
Existing Zoning	Moonlight Ridge, PAD
Lot Count	1,350 single-family lots
Density	4.3 du/ac

Surrounding Zoning/Use:

Direction	General Plan Designation	Existing Zoning	Existing Use
North	N/A	N/A	Vacant, Gila River Indian Community
East	N/A	N/A	Vacant, State Trust
South	Commercial (C)	Industrial Zone (CI-2)	Agriculture/Farming
West	N/A	N/A	Ak Chin Southern Dunes Golf Club

PROJECT HISTORY

- The Moonlight Ridge Planned Area Development (PAD) was created in 2021, under planning case PAD21-06.
- The final plat for Moonlight Parcel A was approved by the city council on August 1, 2023 (Fee No. 2023-070056).
- The Moonlight Letter of Map Revision (LOMR) case was approved on July 22, 2025 and will be effective on December 8, 2025.
- A post LOMR replat (SUB25-11), to include the previously removed fourteen (14) single family lots that were removed out of the floodplain; was approved by council on October 7, 2025.
- A Map of Dedication (MOD25-05) to continue the N. Green Road alignment, was approved by council on November 4, 2025.

ANALYSIS

Parcel K1, being a part of the Moonlight PAD, will dedicate new ROW and a new PUE to align with the City of Maricopa's Capital Improvement Project (CIP). The redrawn ROW aligns with the city's CIP project along SR 238 and adjusts the boundaries of Monument Tracts 2 and 3. See Figure 1.

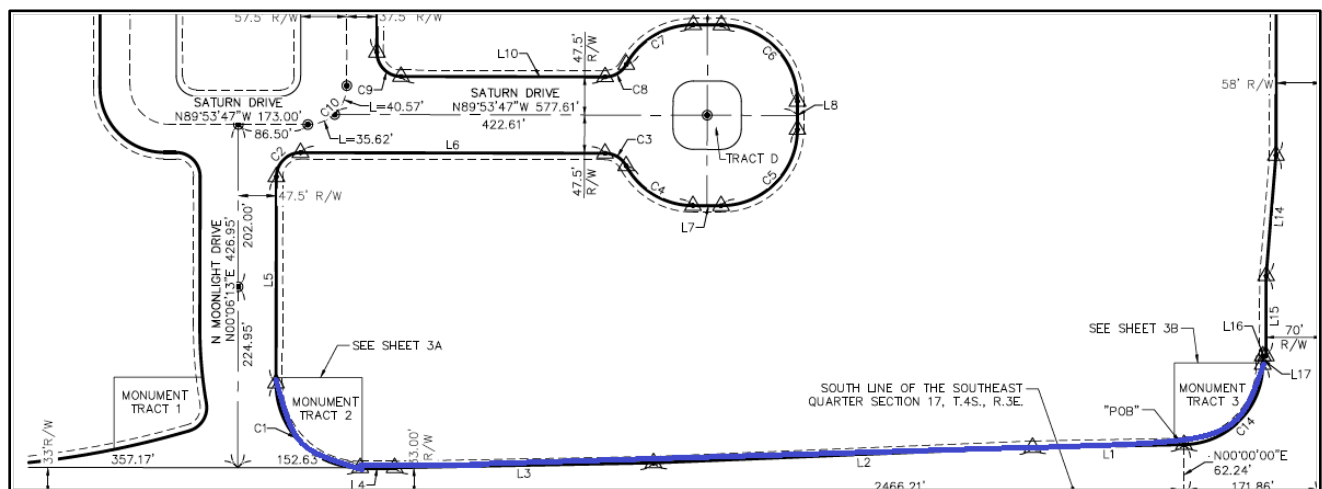


Figure 1.

CONCLUSION

Staff recommend approval of case SUB25-15, subject to the conditions of approval stated in this staff report:

1. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State and County agencies, and utility companies.
2. Requested or required amendments to previously approved documents may be reviewed and approved by staff if determined by the City Engineer and Zoning Administrator that the amendment is of a technical and objective nature. However, if the amendment is determined subjective to policy interpretation, amendments require review and approval by the same approving body (or bodies) as the previous approval(s).
3. In accordance with the City's Subdivision Code, Sec. 17.20.060(E), 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 as specified in Sec. 17.20.060(E), 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.

4. All infrastructure improvements shall be in accordance with approved and current improvement plans, with a City-issued construction permit and a County-issued dust control permit prior to installation. The City Engineer and utility providers will perform a final inspection and, as applicable, review the final reports, as-built plans, and warranties prior to City-acceptance of infrastructure.
5. Prior to issuance of any Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits and passed inspections from the applicable federal, state, county, and any other agencies as applicable.

ATTACHMENTS / EXHIBITS

Exhibit A: Replat Moonlight Phase I Parcel K1

Exhibit B: Closure Report

- End of Staff Report -