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STAFF REPORT

CASE # SUB22-44

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Development Services Director
From: Rick Williams, Planning Department Manager
Meeting Date: July 18, 2023

REQUEST

Subdivision Block Plat (SUB22-44): A request by Atwell, LLC, on behalf of Forestar USA Real Estate Group, Inc, requesting approval of the Moonlight Block (Master) Plat, Phase I. 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

- | | |
|--------------------------|--|
| • Parcels: | A, B, K, N, O, P, and Lift Station |
| • 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)

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

The approved Moonlight development consists of approximately 349 acres and is comprised of both single and multi-family residential and commercial/retail. As submitted, the block plat subdivides approximately 230 of the 349 acres into seven different parcels of land, dedicates necessary right-of-way for roadway improvements, dedicates open space tracts, and a tract for a future lift station. The following is an itemized accounting of each category:

Future Parcels

- Parcels A and B (Single-family Residential) = 76.26 acres
- Parcels O and P (Single-family Residential) = 10.64 acres
- Parcels K1 and K2 (Multi-family/Commercial) = 60.13 acres
- Parcel N (Drainage Channel) = 61.17 acres

Right's-of-way

- Eagles Landing (70' Collector) = 2.45 acres
- Green Road (120' Arterial) = 6.37 acres
- Moonlight Dr (95' Collector) = 5.40 acres
- Nightingale Dr (95' Collector) = 1.83 acres
- Saturn Dr (95' Collector) = 2.27 acres
- Neptune Dr (95' Collector) = 2.27 acres
- State Route 238 (Misc. ROW) = 0.11 acres

Open Space Tracts

- Tracts A-D = 2.58 acres
- Lift Station = 0.45 acres

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 and preliminary plat.

In reviewing the final plat request, the following items are reviewed to assure adequacy with the City's Subdivision Design regulations for residential subdivisions:

1. Civil Plans (Paving, Grading and Drainage):

Engineering Division has approved design plans contingent upon final review by local utilities and state agencies (ADEQ). A condition is proposed to this effect.

2. Final Traffic Report:

Engineering Division has reviewed the traffic report for compliance with City's analysis and design standards. The report and the City's engineer office concluded that the following improvements are to be constructed as part of this subdivision:

1. Improve SR238 to a 4-lane major arterial facility.
2. Installation of traffic signal on Green Rd and SR238.
3. Provide one (1) dedicated eastbound left turn lane and one (1) dedicated westbound right turn lane on SR238.
4. Installation of a right turn deceleration lane
5. Installation of one (1) dedicated southbound left turn lane and one (1) dedicated southbound right turn lane.
6. Construction of a roundabout or one-way stop-controlled at main Collector and SR238.
7. Improve Green Rd to a 3-lane facility from SR238 to Nightingale Drive (collector B).
8. Installation of one-way stop-controlled intersection, which provides full access to the internal roadway network. It is recommended that as traffic volumes increase, this intersection be monitored and considered for possible traffic signal installation when warranted by demand.

Additionally, the City's CIP plan includes improvements of 2 miles of SR238 from Smith Enke to the west. Other CIP projects will also increase the capacity of the surrounding roads. These infrastructure include Green Rd. over pass on UPRR and continue Green Rd. to the north and east up to SR347.

CONCLUSION

Staff recommends approval of case SUB22-44, 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 agencies and utility companies.
2. 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.
3. 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.
4. 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.
5. 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.

6. 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.
7. 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 --