

City of Mesa

Planning and Zoning Board

August 26, 2026

ZON25-00891 Legacy Park Planned Community District Plan - Rezoning

Mary Kopaskie-Brown, Planning Director
Mallory Ress, Senior Planner



Mesa Gateway
Airport

Ellsworth Rd.

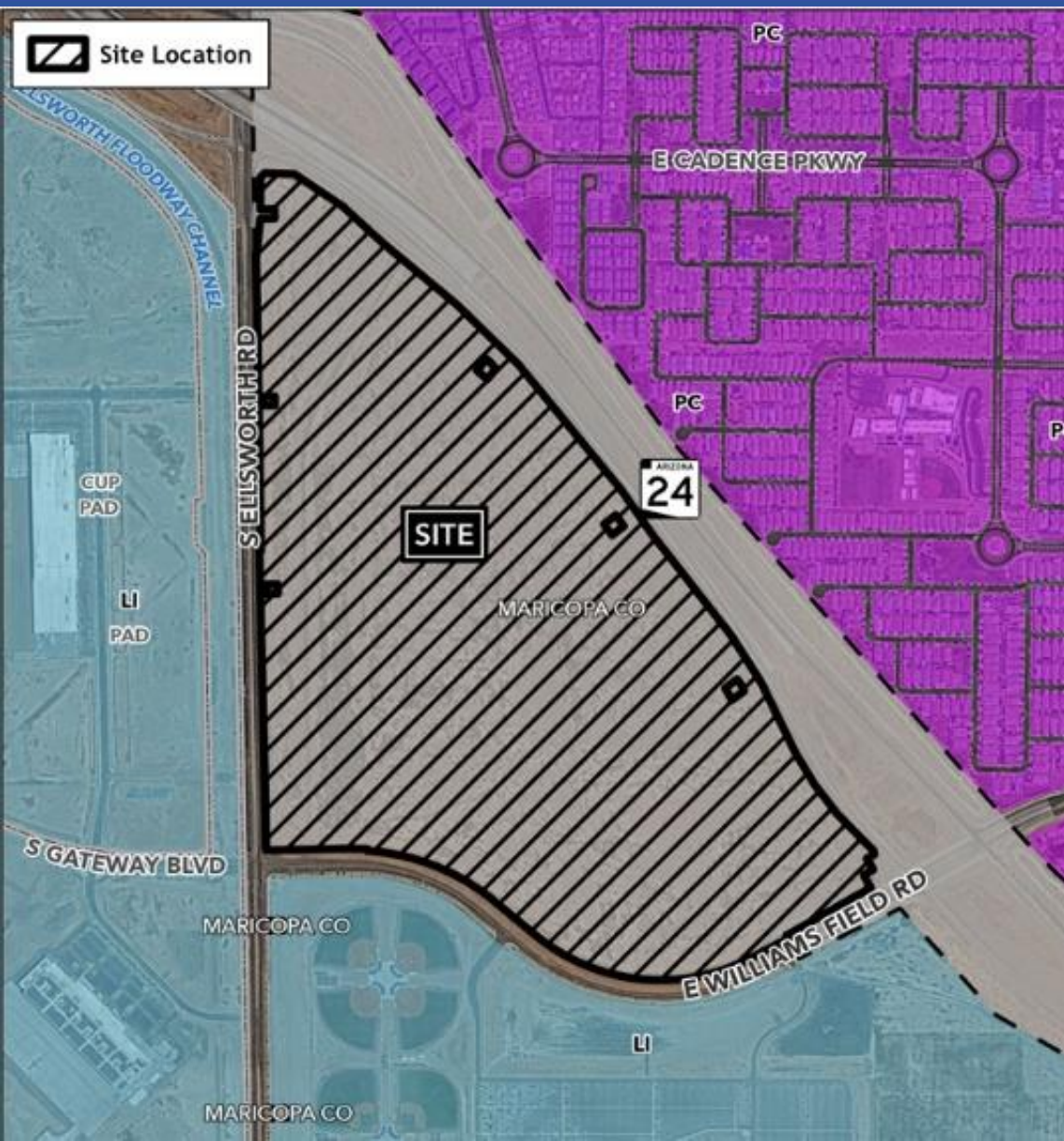
SR-24

E. Williams Field Rd.

Request

- Planned Community District Plan - Rezoning
- Concurrent Annexation (ANX25-00893)





Location

- Ellsworth and Williams Field/SR-24
- 196.3± acres



Vision

- Mixed-use community
- Walkable and connected
- Flexibility in phasing and development





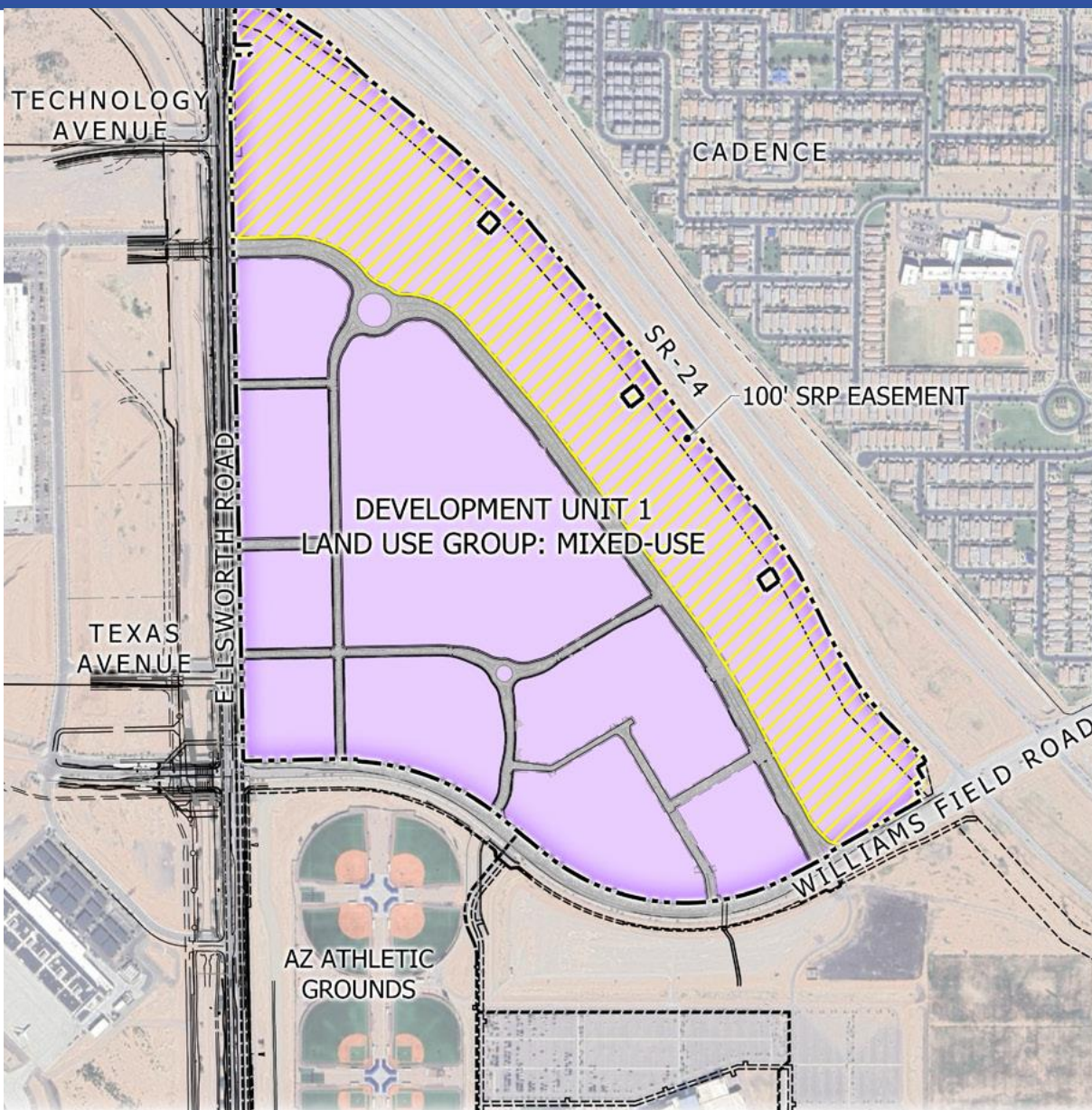
General Plan

- Regional Center Placetype
- Evolve Growth Strategy



Zoning

- Current - County IND-2
- Annexed – City LI District
- Proposed - Planned Community District



Land Use Budget

- 2,400 maximum dwellings
- 6.7M sf maximum non-residential
- SR-24 area – 40% residential cap



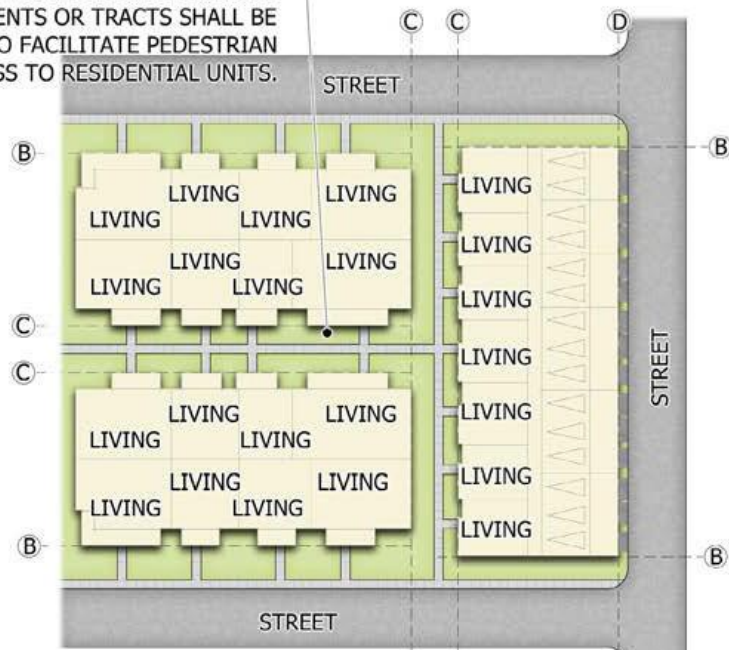
Key Site Elements

- The Boulevard: walkable, shaded pedestrian spine
- The Park: Public Park with trails, seating, shading and other amenities
- Resort: hospitality, dining and events



Multi-Family

PROPOSED OPEN SPACE AREAS SHALL BE MAINTAINED BY AN HOA. PEDESTRIAN ACCESS EASEMENTS OR TRACTS SHALL BE PROVIDED TO FACILITATE PEDESTRIAN ACCESS TO RESIDENTIAL UNITS.

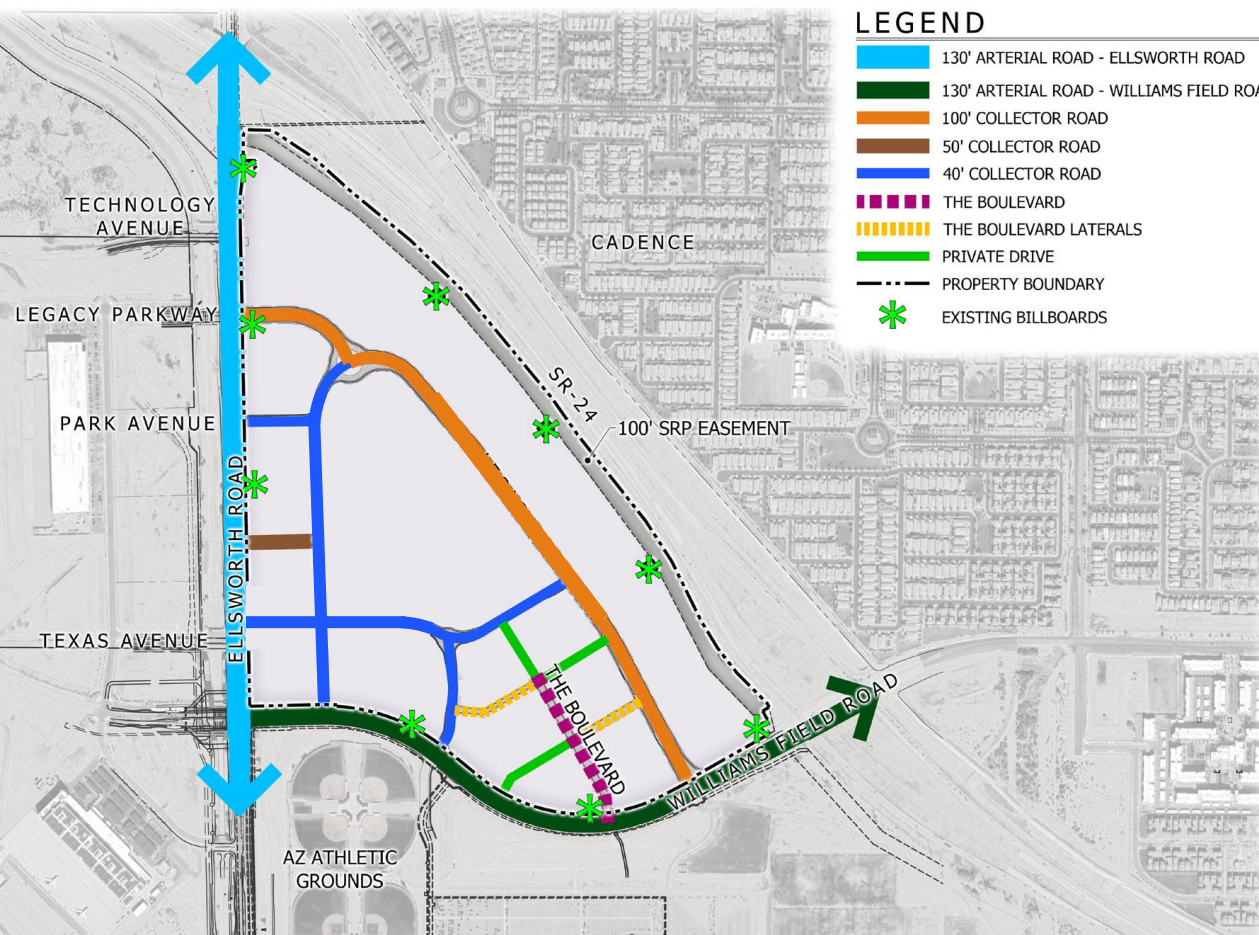


- Walkable, pedestrian oriented
- Active ground-floors
- Required design features related to architecture and site design
- Integrated system of open spaces – directly accessible



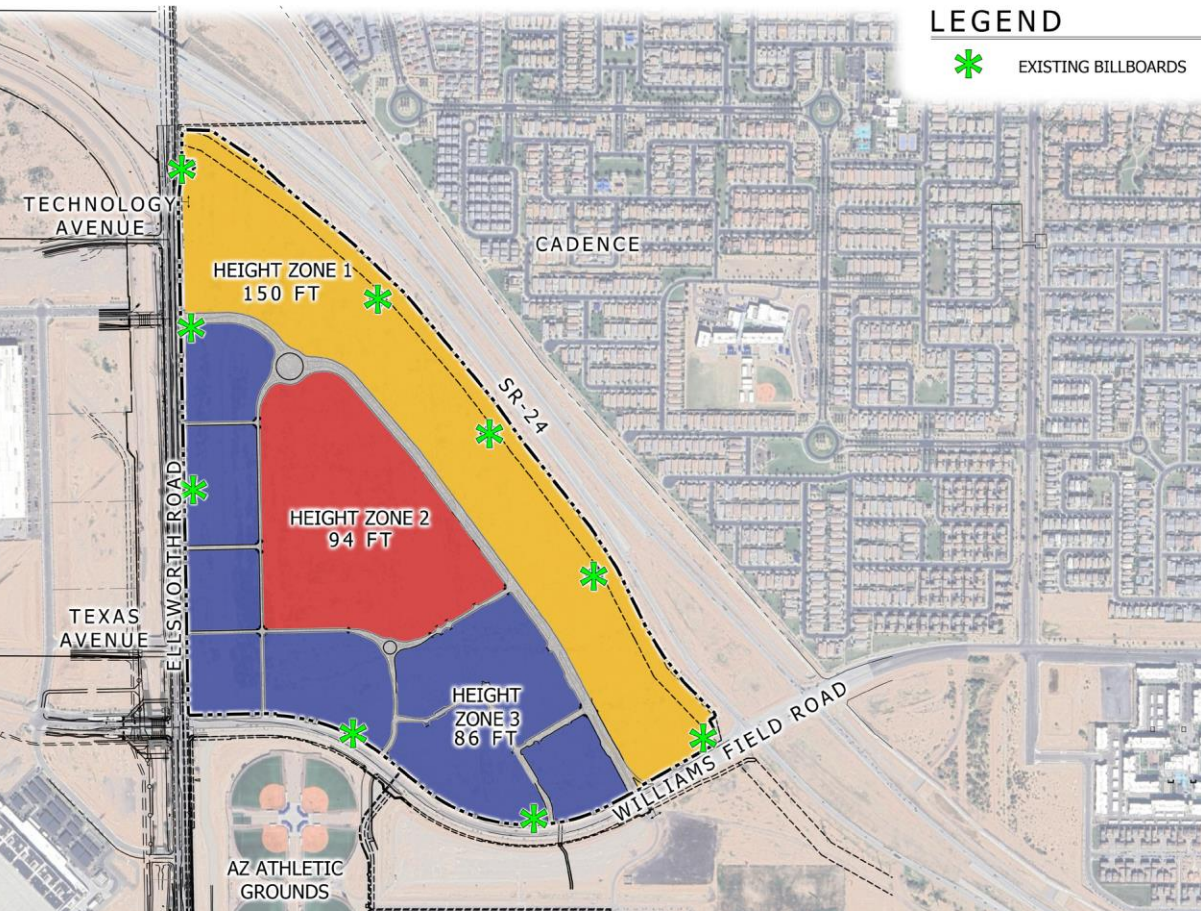
Mixed Use, Office and Commercial

- Design Standards for buildings, parking, landscaping and lighting
- Required design features related to architecture and site design
- Shaded Pedestrian Routes



Mobility

- 25-mph internal street network
- Access - Ellsworth and Williams Field
- Trails and paths throughout the site (Park, residential areas, along SR-24)



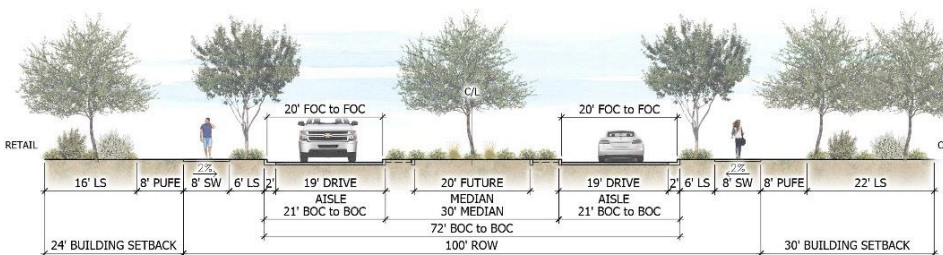
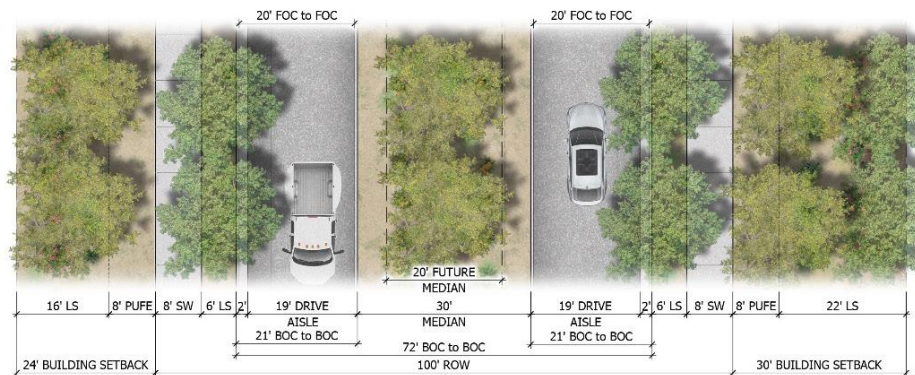
Height/Airport Compatibility

- Commercial/office: 150 ft
- Resort: 94 ft
- Mixed use: 90 ft
- Multifamily: 86 ft
- Heights subject to airport review



Community Impact Consideration

- Airport disclosures and aviation easement
- Public Services - QCUSD, open space, fire / police reviewed by phase
- Infrastructure -water, sewer, drainage and traffic – Technical Reports as part of the Plan



100' COLLECTOR (RETAIL / OFFICE)

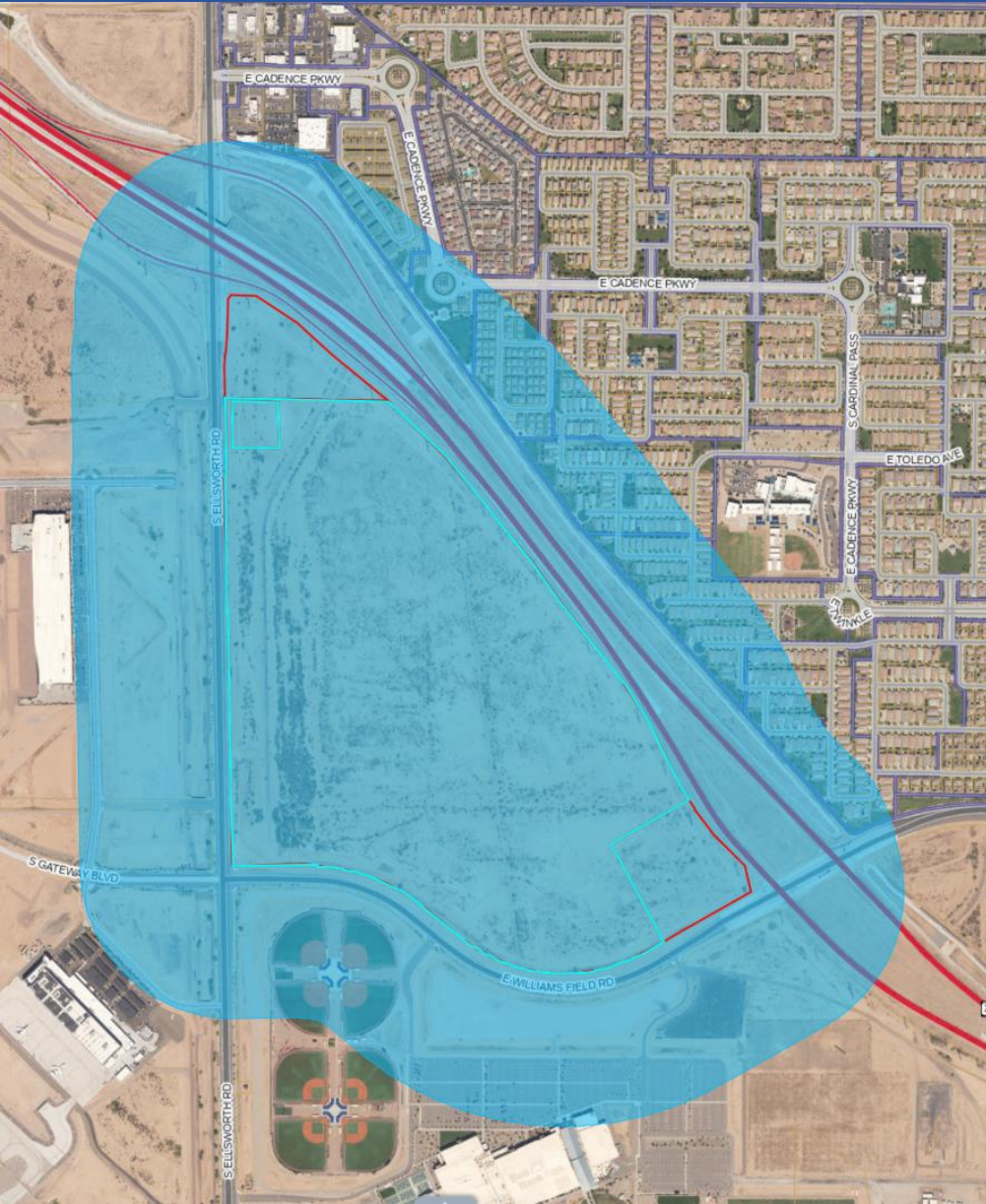
SCALE: 1"=10'-0"



MZO Section 11-11-3(C) Evaluation Criteria

- Aligns with the Mesa 2050 General Plan policies and strategies
- Conforms to the PC District purposes and intents
- Provides a complete community with a coordinated mix of housing, employment, commercial and public uses
- Integrates streets, trails, parks, utilities and public services
- Provides high-quality, sustainable design compatible with surrounding development

STAFF FINDS THAT THE EVALUATION CRITERIA ARE SATISFIED



Public Participation

- Neighborhood meeting: Aug. 12, 2026
- 4 attendees; support reported
- No concerns raised
- No additional public input received



Findings

- Complies with the 2050 Mesa General Plan
- Complies with Chapter 11 of the MZO for Planned Community District



Recommendation

Staff recommends Approval with conditions



mesa·az

