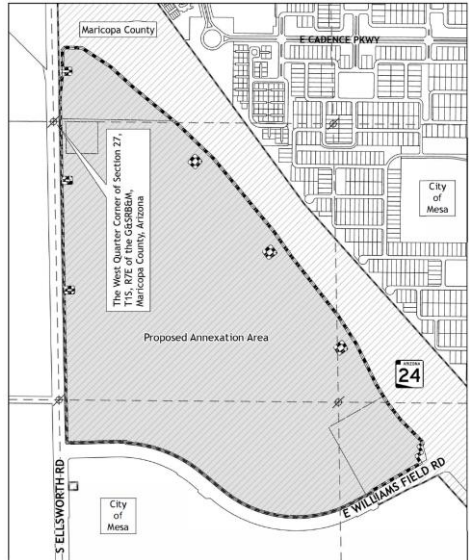




City Council Staff Report

Date	August 17, 2026	
Case No.	ANX25-00893	
Project Name	Legacy Park	
Request	Release of Annexation Petition	
Project Location	Located at the northeast corner of South Ellsworth Road and East Williams Field Road.	
Parcel No(s)	313-25-859U, 313-25-859W, 313-25-953, 304-35-004E	
Project Area	196.3± acres	
Council District	District 6	
Existing Zoning	Maricopa County Light Industrial (IND-2)	
General Plan Designation	Regional Center - Evolve	
Applicant	Dennis Newcombe, Gammage & Burnham	
Owner	Pacific Proving, LLC and Mesa BA Land, LLC	
Staff Planner	Evan Balmer, Assistant Planning Director	

Purpose

Conduct a public hearing prior to the release of the petition for signatures for the proposed annexation of 196.3± acres of property.

Background

State Statute requires the blank annexation petition to be recorded prior to the public hearing (A.R.S. §9-471(A)). The blank petition was recorded on July 23, 2026.

Following the public hearing and completion of the 30-day holding period, the annexation petition will be released for property owner signature(s).

Once the signatures have been received, the annexation ordinance will be scheduled for the City Council's consideration and adoption.

Site Context

Contiguity:

The property is completely surrounded by City of Mesa corporate boundaries and is within the City of Mesa Planning Area.

Zoning:

State Statute requires that the City adopt a zoning classification that permits densities and uses no greater than those permitted by the County on newly annexed land (A.R.S. §9-471(M)).

- The subject property is zoned Maricopa County Light Industrial (IND-2).
- The annexation ordinance will establish City of Mesa zoning designation of Light Industrial (LI) on the subject property.

General Plan:

- **Placetype:** Regional Center
- **Growth Strategy:** Evolve

Site Data:

- **Area:** 196.3± acres
- **Population:** 0
- **Dwelling Units:** 0
- **Existing Businesses:** 0
- **Arterial Streets:** 0
- **Property Owners:** 2
- **Total Assessed Value of Private Land:** \$1,359,551

Impact Analyses

Fiscal Impact:

Annexation of the property will result in the collection of future secondary property tax, construction tax, and development fees generated from the property.

Utilities:

If annexed, the City will supply water, sewer and gas utilities. Utilities and City services are already provided in the area and extension of these services will have minimal impact on the City.

Compliance with City Standards:

If annexed, any development of the property will be required to comply with City of Mesa development standards, including storm water retention, street improvements, landscaping, screening, and signage.

Required Notification

The property was posted, and notifications were sent to all property owners and county agencies as required by state statute (A.R.S. §9-471).

Exhibits

Exhibit 1 – Annexation Map

Exhibit 2 – Overall City Location Map

Exhibit 3 – Blank Petition