

PZ Commission Meeting Annexation ANX2026-01

SOUTHWEST CORNER OF GANTZEL ROAD AND LONE STAR LANE

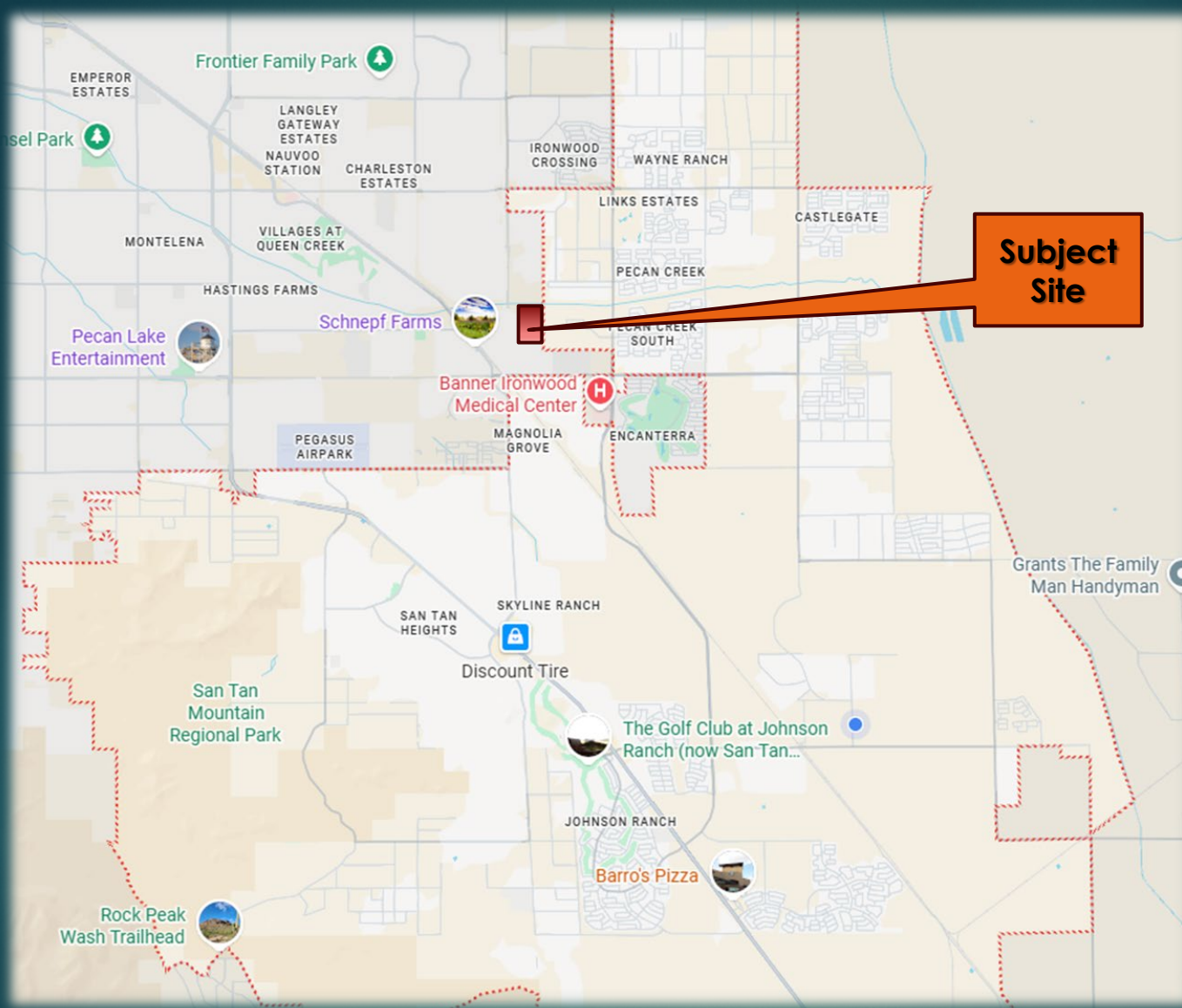
PLANNING AND ZONING COMMISSION MEETING

STAFF PRESENTATION

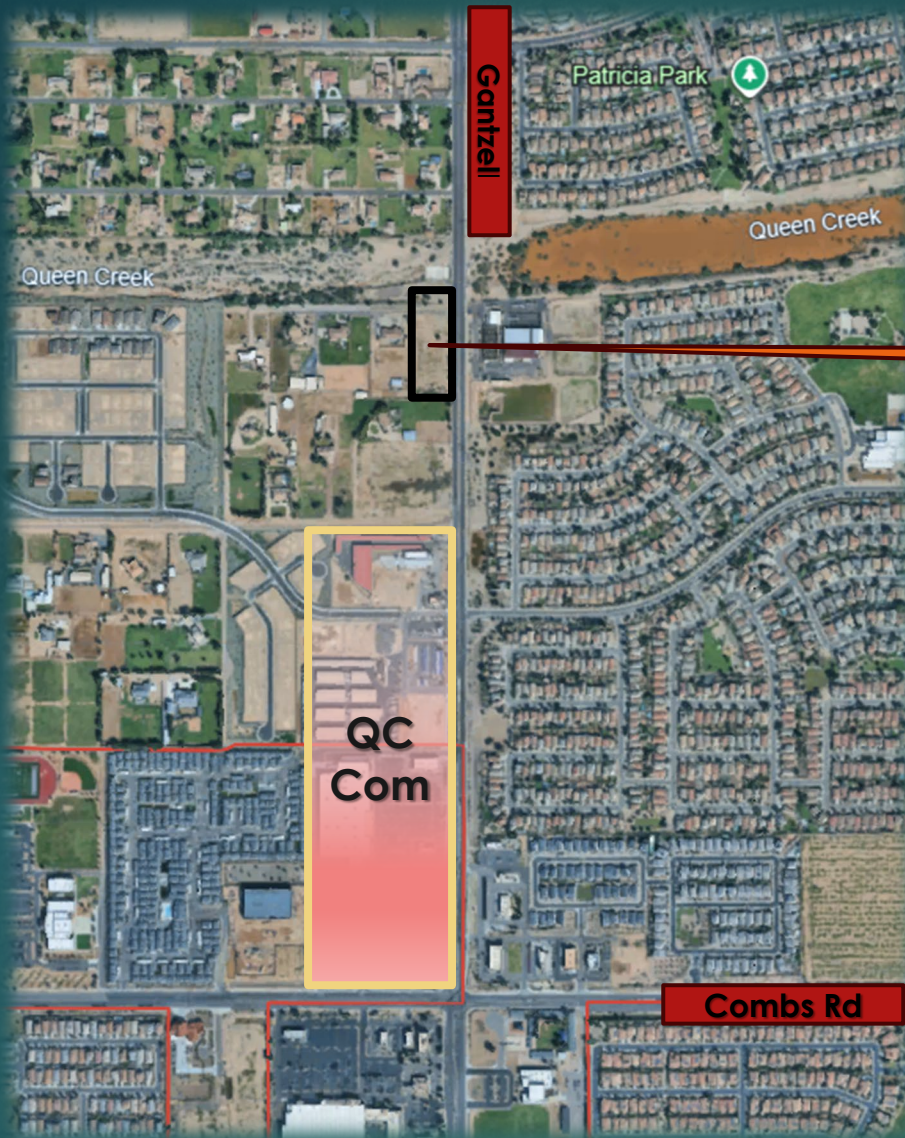


Background

- ▶ Requesting annexation of approximately 3.33 acres (APN 104-53-004H)
- ▶ Located at southwest corner of Gantzel Road and Lone Star Lane
- ▶ Currently vacant, subject to Pinal County zoning
- ▶ Applicant intends to seek Town commercial zoning if annexed



*PERSPECTIVE
MAP*



Subject Site



Town of

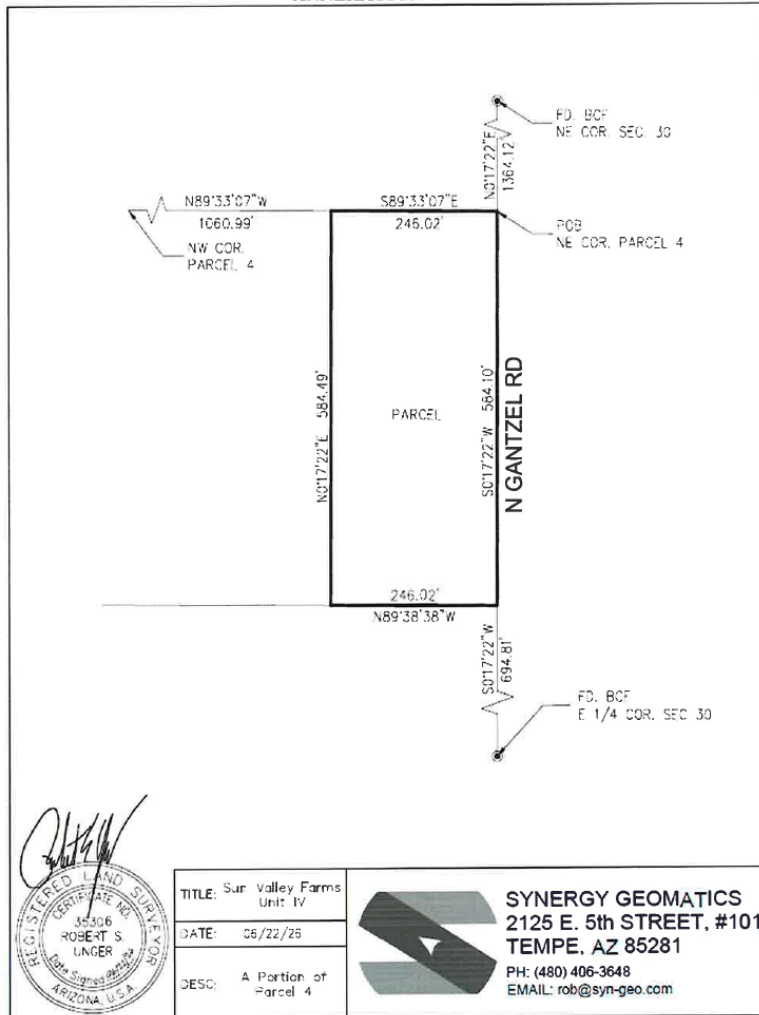
San Tan Valley

Proposed Area

- ▶ Meets applicable statutory annexation requirements (contiguity & boundary configuration)
- ▶ Purpose of hearing: Provide information and receive comments from Commission
- ▶ No action approving or denying the annexation is scheduled for this meeting
- ▶ Next step: Petition-signature phase following statutory waiting period

Annexation Exhibit

EXHIBIT A
ANNEXATION MAP



Considerations &

- ▶ Fiscal impacts depend on type and timing of future development
- ▶ Water and wastewater service provided by third-party utility providers
- ▶ No formal action requested at this time