

ORDINANCE NO. 5024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY PURSUANT TO THE PROVISIONS OF ARIZONA REVISED STATUTES TITLE 9, CHAPTER 4, ARTICLE 7, BY ANNEXING THERETO TERRITORY COMPRISING APPROXIMATELY 40.2 ACRES, AND AMENDING THE ZONING CODE AND MAP ATTACHED THERETO BY ESTABLISHING INITIAL CITY ZONING BY DESIGNATING THE NEWLY ANNEXED TERRITORY AS AN AGRICULTURAL DISTRICT (AG-1), LOCATED AT THE NORTHEAST CORNER OF MCQUEEN ROAD AND HUNT HIGHWAY.

WHEREAS, a petition has been presented to the City Council of the City of Chandler signed by the property owners of at least one-half of the value of the real and personal property as would be subject to taxation by the City in the event of annexation and by more than one-half of the property owners within the territory and land hereinafter described as shown by the last assessment of said property, asking that the property be annexed to the City of Chandler; and

WHEREAS, the territory proposed for annexation is contiguous to the City of Chandler and not now embraced within its limits; and

WHEREAS, a blank petition was filed on June 1, 2022, with the Maricopa County Recorder, the 30-day waiting period ended on June 30, 2022, a Public Hearing was held on June 23, 2022, after proper notice was given, and the petition was circulated thereafter and signed; and,

WHEREAS, the City Council desires to comply with the petition and extend the corporate limits of the City to include the proposed territory; and,

WHEREAS, the petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed by the City and had attached thereto at all times an accurate map of the territory proposed to be annexed; and,

WHEREAS, no additions or alterations increasing or decreasing the territory sought to be annexed have been made after the petition had been signed by any owner of real and/or personal property in the territory; and,

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the Office of the City Clerk, together with the original petition; and

WHEREAS, the City may elect to provide regular fire department services to a newly annexed area under A.R.S. § 48-813(A).

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That the following described territory is annexed to the City of Chandler and that the present corporate limits are extended and increased to include the following described territory contiguous to the present City limits:

See Attached Exhibit 'A' Annexation Map and Legal Description

Section 2. Pursuant to A.R.S. § 48-813(A), the City will provide fire department services to the property depicted in Exhibit A as is generally provided to other residents within the city. The services shall take effect on the first day of July following the date on which this annexation becomes final as set forth in Section 6 below, without further action by the City Council.

Section 3. The existing zoning of the territory annexed is Rural-43 (RU-43) in Maricopa County, and the territory upon annexation is hereby zoned Agricultural (AG-1) District within the City of Chandler, which provides for densities and uses no greater than those permitted within the RU-43 District of Maricopa County.

Section 4. The Clerk is hereby instructed to file and record a copy of this Ordinance, together with an accurate map of the annexed territory, certified by the Mayor, in the Office of the County Recorder of Maricopa County, Arizona.

Section 5. The Development Services Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of the Zoning Code in compliance with this ordinance.

Section 6. This ordinance shall take effect, and the annexation of the subject property shall become final, 30 days after this Ordinance is adopted.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____ 2022.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2022.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5024 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2022, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

TA

Published:

Exhibit A
Annexation Legal Description

That part of the Southwest Quarter of Section 35, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Brass Cap in hand hole marking the Southwest Corner of said Section 35, from which the City of Chandler Brass Cap in hand hole marking the West Quarter Corner of said Section 35 bears North 00°17'14" West, a distance of 2,644.01 feet;

Thence North 00°17'14" West, along the West line of the Southwest Quarter of said Section 35, a distance of 29.00 feet to the South line of that certain parcel of land annexed into the City of Chandler per Ordinance No. 876, as recorded in Docket 14599, Page 387, Records of Maricopa County, Arizona, said point hereinafter referred to as Point "A";

Thence North 89°04'56" East, along said South line, a distance of 1,324.50 feet to the West line of Springfield Block Nine, as recorded in Book 521 of Maps, Page 35, Records of Maricopa County, Arizona;

Thence South 00°16'17" East, along said West line, a distance of 29.00 feet to the South line of the Southwest Quarter of said Section 35;

Thence South 89°04'56" West, along said South line, a distance of 1,324.50 feet to the Point of Beginning.

Together with:

Commencing at the aforementioned Point "A";

Thence North 00°17'14" West, along the West line of the Southwest Quarter of said Section 35, a distance of 4.00 feet to the True Point of Beginning;

Thence continuing North 00°17'14" West, a distance of 1,289.00 feet to the Westerly prolongation of the South line of that certain parcel of land described in Document No. 96-0551712, Records of Maricopa County, Arizona;

Thence North 88°50'51" East, along said Westerly prolongation and said South line, a distance of 1,324.93 feet to the West line of said Springfield Block Nine;

Thence South 00°16'17" East, along said West line, a distance of 1,294.43 feet to the North line of said certain parcel of land annexed into the City of Chandler per Ordinance No. 876;

Thence South 89°04'56" West, along said North line, a distance of 1,324.50 feet to the True Point of Beginning.

Containing in total 1,749,420 Square Feet or 40.161 Acres, more or less.



