

ORDINANCE NO. 5145

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 18.64 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 SOUTH OF THE SOUTHWEST CORNER OF OCOTILLO AND BASHA ROADS.

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 October 24, 2025, with the Maricopa County Recorder, the 30-day waiting period ended on November 23, 2025, a Public Hearing was held on November 13, 2025, 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 annexed territory 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 _____ 2025.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2026.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5145 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2026, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY TA

Published:

Exhibit A to Ordinance 5145

**LEGAL DESCRIPTION
FOR
Havenwood Manor – Annexation**

The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

That portion of the Northeast quarter of Section 20, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:
COMMENCING at the Southeast corner of said Northeast quarter;

Thence North 00 degrees 58 minutes 25 seconds East (assumed bearing), along the East line of said Northeast quarter, 657.52 feet;

Thence North 89 degrees 48 minutes 27 seconds West, parallel with the North line of the South half of said Northeast quarter, 35.00 feet to the POINT OF BEGINNING;

Thence continuing North 89 degrees 48 minutes 27 seconds West, 362.00 feet;

Thence North 89 degrees 06 minutes 36 seconds West, 376.97 feet;

Thence North 00 degrees 58 minutes 25 seconds East, 1,095.41 feet;

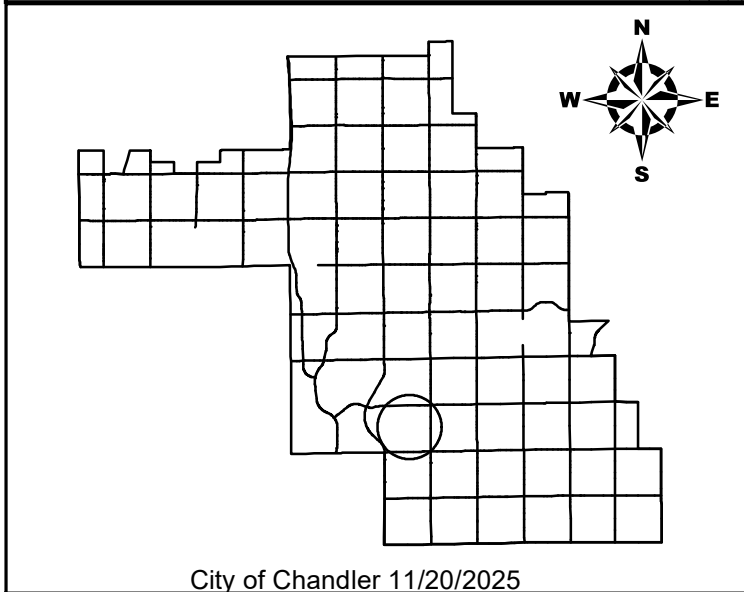
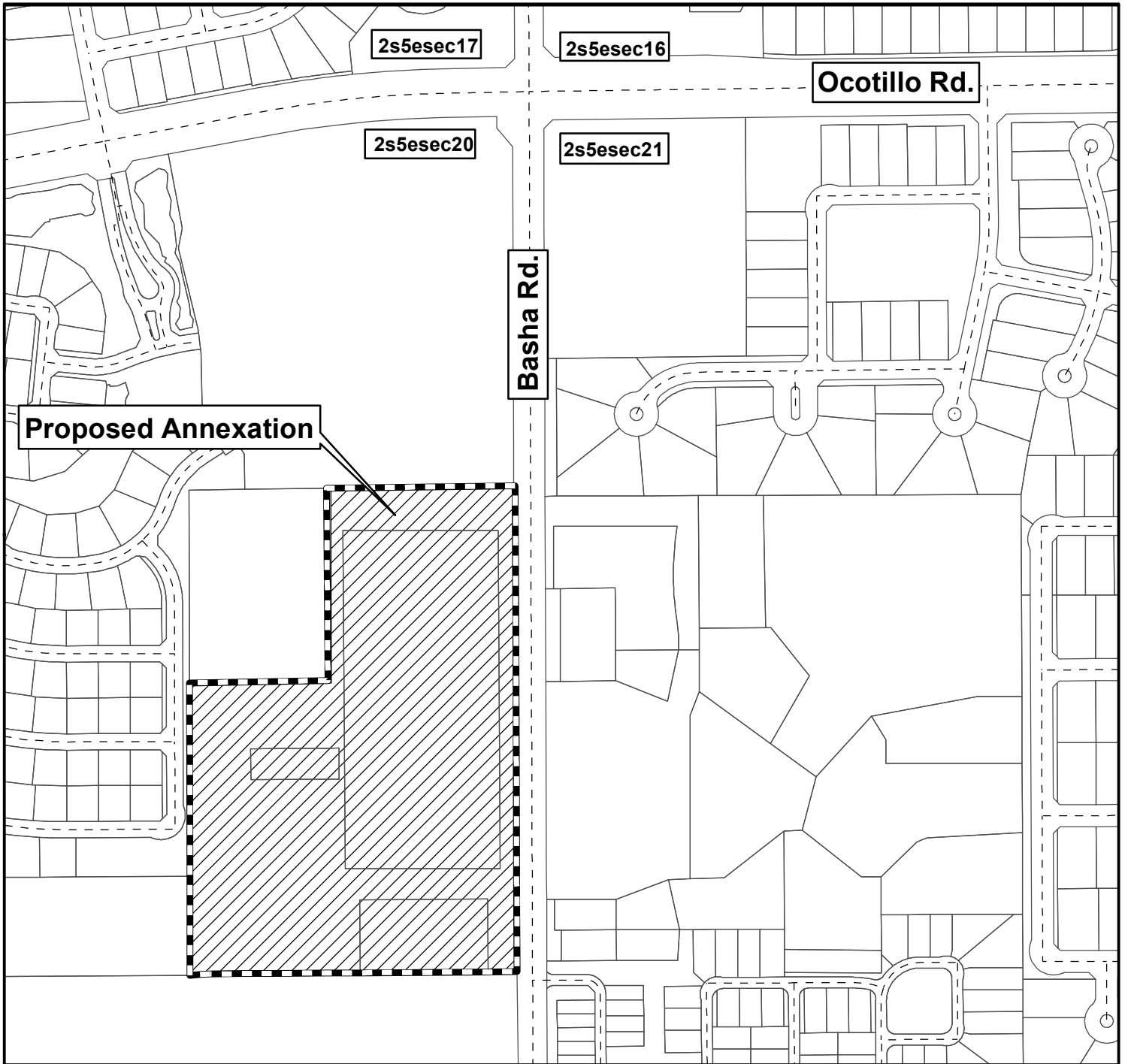
Thence South 89 degrees 48 minutes 27 seconds East, 739.00 feet;

Thence South 00 degrees 58 minutes 25 seconds West, 1,100.00 feet to the POINT OF BEGINNING.

EXCEPT, any land previously annexed by Ordinance Number 4221 as recorded in documents 20100904545 Maricopa County Recorder's Office, together with Ordinance Number 1188, as recorded in documents 19880470631 and 19830206019 Maricopa County Recorder's Office.



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3 engineering job # 5357 · Date: October 22, 2025



City of Chandler 11/20/2025

Annexation Map

Ordinance No.5145

Proposed Annexation
South of the Southwest Corner of
Ocotillo Road and Basha Road

Incorporated Area

Unincorporated Area

0 125 250 500 750 1,000 Feet

Exhibit A