

ORDINANCE NO. 5151

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 11.2 ACRES LOCATED EAST OF THE NORTHEAST CORNER OF WILLIS ROAD AND MCQUEEN ROAD.

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 November 21, 2025, with the Maricopa County Recorder, the 30-day waiting period ended on December 21, 2025, a Public Hearing was held on December 11, 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 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 _____ 2026.

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. 5151 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'
Annexation Map and Legal Description

May 27, 2025

LEGAL DESCRIPTION FOR
URBAN DUPLEXES AT MCQUEEN & WILLIS
ANNEXATION PARCEL

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

Commencing at the Brass Cap in a hand hole marking the West Quarter Corner of said Section 2, from which the calculated position of the center of said Section 2 bears North 89°17'08" East, a distance of 2,640.20 feet;

Thence North 89°17'08" East, along the South line of said Northwest Quarter, a distance of 660.05 feet;

Thence North 00°26'23" West, departing said South line, a distance of 33.00 feet to the Point of Beginning;

Thence continuing North 00°26'23" West, a distance of 622.67 feet;

Thence North 89°13'45" East, a distance of 660.26 feet;

Thence South 00°25'19" East, a distance of 326.32 feet;

Thence North 89°17'08" East, a distance of 264.00 feet;

Thence South 00°25'19" East, a distance of 297.00 feet to a point on a line which is parallel with and 33.00 feet Northerly from said South line;

Thence South 89°17'08" West, along said parallel line, a distance of 924.06 feet to the Point of Beginning.

Containing 489,678 Square Feet or 11.241 Acres, more or less.



URBAN DUPLEXES AT MCQUEEN & WILLIS
ANNEXATION PARCEL

N89°17'07.63" E 660.05

N00°26'23.37" W 33.00

BOUNDARY

N00°26'23.37" W 622.67

N89°13'44.63" E 660.26

S00°25'19.37" E 326.32

N89°17'07.63" E 264.00

S00°25'19.37" E 297.00

S89°17'07.63" W 924.06
to

Area = 489678 11.241 AC

Closing course: 255°31'51.26" 0.003255

Misclosure: 1/950,591

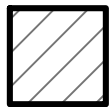
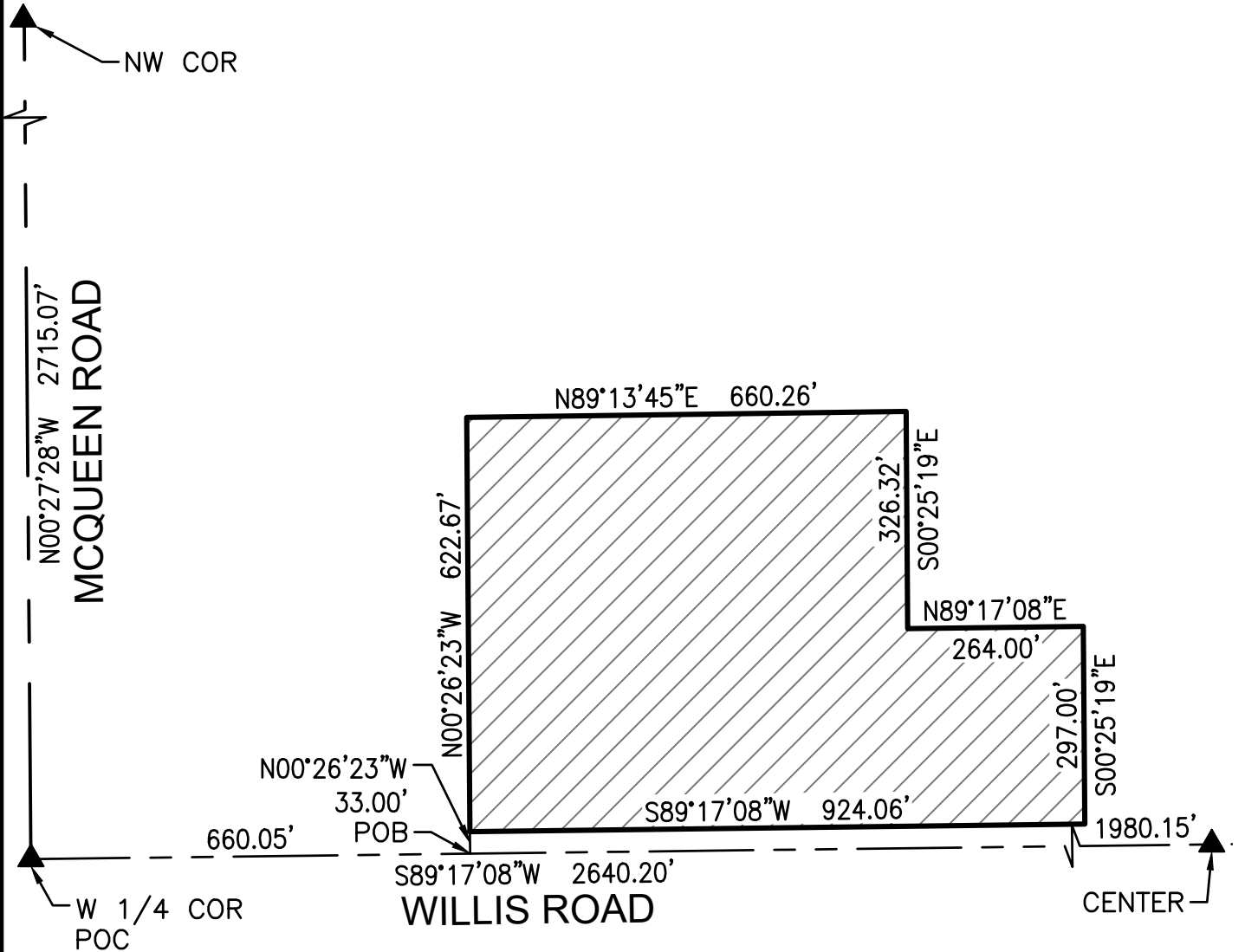
North Error: 0.000813

East Error: 0.003152



A handwritten signature in cursive script, appearing to read "Richard G. Alcocer", written over the bottom portion of the professional seal.

NORTHWEST QUARTER, SECTION 2
TOWNSHIP 2 SOUTH, RANGE 5 EAST



= ANNEXATION PARCEL AREA



Richard G. Alcocer

SCALE 1" = 250'
EXHIBIT
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

URBAN DUPLEXES
AT MCQUEEN & WILLIS
ANNEXATION PARCEL

