

ORDINANCE NO. 5170

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 22.19 ACRES, AND AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, AND ESTABLISHING INITIAL CITY ZONING BY DESIGNATING THE NEWLY ANNEXED TERRITORY AS A PLANNED INDUSTRIAL DISTRICT (I-1)/ PLANNED AREA DEVELOPMENT (PAD), LOCATED AT THE NORTHEAST CORNER OF OCOTILLO ROAD AND THE UNION PACIFIC RAILROAD

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 April 27, 2026, with the Maricopa County Recorder, the 30-day waiting period ended on May 27, 2026, a Public Hearing was held on May 21, 2026, 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 to 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 Light Industrial District (IND-2) with an IUPD overlay in Maricopa County, and the territory upon annexation is hereby zoned Planned Industrial District (I-1)/ Planned Area Development (PAD) within the City of Chandler, which provides densities and uses no greater than those permitted within the IND-2 District/ IUPD overlay within Maricopa County. The property shall develop in substantial conformance with the approved Maricopa County zoning case number Z240019 as approved on November 10, 2025, without reference to Maricopa County code provisions that may be present in that document.

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. 5170 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 in the Arizona Republic on:

EXHIBIT "A"
ANNEXATION BOUNDARY DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, BEING MARKED BY A REBAR, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 15, BEING MARKED BY A REBAR, BEARS NORTH 89 DEGREES 04 MINUTES 02 SECONDS EAST, 2640.84 FEET;

THENCE NORTH 89 DEGREES 04 MINUTES 02 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1418.45 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 55 MINUTES 58 SECONDS WEST, 65.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00 DEGREES 18 MINUTES 27 SECONDS WEST, 1257.94 FEET;

THENCE NORTH 89 DEGREES 03 MINUTES 57 SECONDS EAST, 811.96 FEET;

THENCE SOUTH 00 DEGREES 27 MINUTES 24 SECONDS EAST, 693.80 FEET;

THENCE SOUTH 00 DEGREES 27 MINUTES 22 SECONDS EAST, 544.13 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OCOTILLO ROAD, AS SHOWN IN THE GENERAL WARRANTY DEED, RECORDED IN DOC. 2013-0925536, MARICOPA COUNTY RECOREDS, (M.C.R.);

THENCE SOUTH 89 DEGREES 04 MINUTES 02 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 46.82 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 44 DEGREES 03 MINUTES 49 SECONDS WEST, 28.28 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 04 MINUTES 02 SECONDS WEST, 748.58 FEET TO SAID **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 1,022,268 SQUARE FEET OR 23.4680 ACRES, MORE OR LESS.

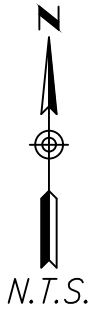




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N.T.S.

SOUTHERN PACIFIC
CO / OPERATIVE
APN: 303-41-973

N0°18'27"W 1257.94'

689.38'

TWC APPLEBY ROAD LLC
APN: 303-41-003A

KES DEVELOPMENT
PARTNERS
APN: 303-41-004E

N89°03'57"E 811.96'

CHANDLER
ACQUISITION I LLC
APN: 303-41-020M

S0°27'24"E 693.80'

N89°32'36"E
30.00'

N89°22'19"E 783.73'

RABAGO FAMILY LIVING TRUST
APN: 303-41-020J



568.56'

65.00' R/W PER
DOC 13-0925536,
M.C.R.

CHANDLER
ACQUISITION I LLC
APN: 303-41-020L

S0°27'22"E 544.13'

S89°04'02"W
46.82'
S44°03'49"W
28.28'

P.O.B.
N0°55'58"W
65.00'
1418.45'

748.58'

N0°27'24"W
85.00'
407.70'

P.O.C.
SW CORNER,
SEC. 15, T2S, R5E,
FND. REBAR

N89°04'02"E 2640.84'
S. LINE, SW 1/4, SEC. 15, T2S, R5E
OCOTILLO RD.

S. 1/4 CORNER,
SEC. 15, T2S, R5E
FND. REBAR

OCOTILLO & PINELAKE
ANNEXATION BOUNDARY
EXHIBIT "A"

City of Chandler, Maricopa County, Arizona

Project No.
25162

Date
02/19/26

Project Manager
ADRIAN BURCHAM

Project Eng.

Sht: 1 of 1