

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE**

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-SP-6-17-2) FROM S-1 (RANCH OR FARM RESIDENCE DISTRICT) TO S-1 SP (RANCH OR FARM RESIDENCE DISTRICT, SPECIAL PERMIT TO ALLOW A CEMETERY).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of an approximately 11.01-acre property located approximately 2,600 feet north of the northeast corner of 64th Street and Pinnacle Peak Road in a portion of Section 10, Township 4 North, Range 4 East, as described more specifically in Exhibit "A", is hereby changed from "S-1" (Ranch or Farm Residence District), to "S-1 SP" (Ranch or Farm Residence District, Special Permit to allow a cemetery).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B".

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The site plan shall reflect the guidelines of the Desert Character Overlay Districts, Section 653, of the Phoenix Zoning Ordinance specifically as follows:
  - a. A landscaping plan that is restricted to a desert plant palette, minimal turf, and retains, where possible, significant natural land and vegetation features of the site including minor washes.
  - b. Building design (including colors) that reflects a desert character, and building heights restricted to 22 feet.
2. The use of palm trees shall be expressly prohibited, as they are inconsistent with the Desert Character Overlay Districts.
3. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of November, 2017.

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MAYOR

ATTEST:

\_\_\_\_ City Clerk

APPROVED AS TO FORM:

\_\_\_\_ City Attorney

REVIEWED BY:

\_\_\_\_ City Manager

Exhibits:

A – Legal Description (1 Pages)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-6-17-2

A portion of the Northwest quarter of Section 10, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and more particularly described as follows:

Beginning at the Southwest corner of said Northwest quarter, thence North  $0^{\circ} 00' 02''$  West and along the West line of said Northwest quarter, a distance of 660.21 feet;

thence South  $89^{\circ} 53' 14''$  East, a distance of 1298.84 feet to a point on the Easterly right of way line of the Bureau of Reclamation Right of Way Number 4578;

thence South  $25^{\circ} 20' 00''$  West and along said Easterly right of way line, a distance of 429.66 feet;

thence North  $64^{\circ} 40' 00''$  West, a distance of 610.78 feet;

thence South  $25^{\circ} 20' 00''$  West, a distance of 587.80 feet to a point on the South line of said Northwest quarter,

thence North  $89^{\circ} 53' 12''$  West and along said South line, a distance of 311.44 feet to the POINT OF BEGINNING.

Said parcel contains 445,740 square feet or 10.233 acres, more or less

# ORDINANCE LOCATION MAP

EXHIBIT B

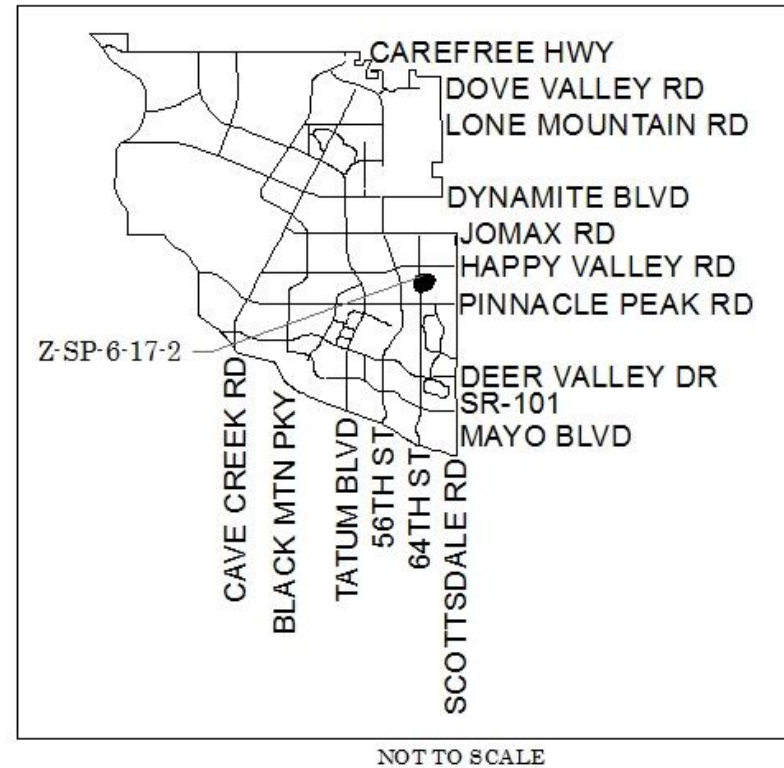
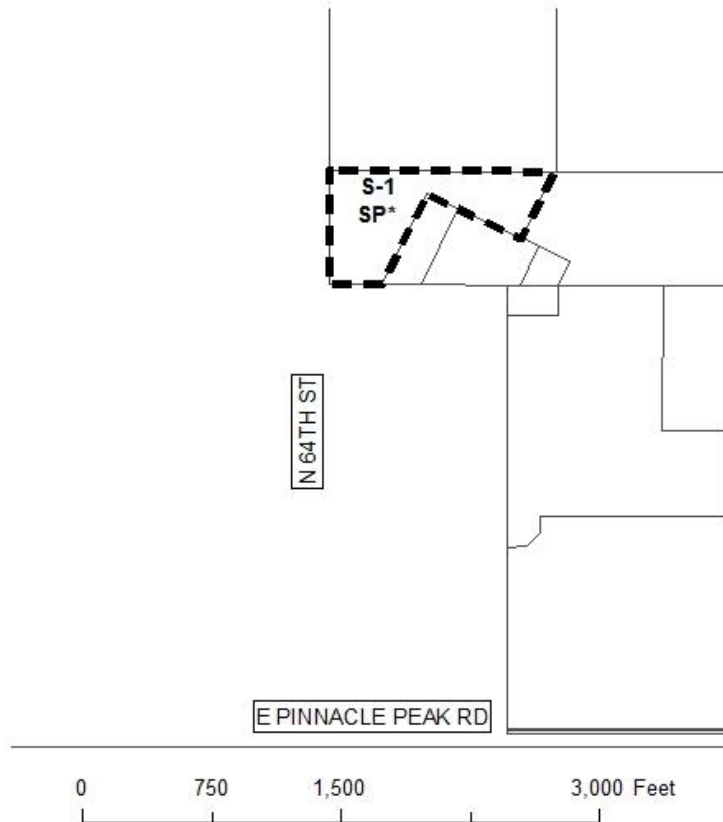
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: - - - - -

Zoning Case Number: Z-SP-6-17-2

Zoning Overlay: N/A

Planning Village: Desert View



Drawn Date: 10/6/2017