

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION November 6, 2025

ITEM NO: 5	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	<b>Z-68-24-8 (Venue on Washington PUD)</b>
Location:	Approximately 220 feet west of the northwest corner of 16th Street and Washington Street
From:	C-3
To:	PUD
Acreage:	0.76
Proposal:	PUD (Planned Unit Development) to allow an event venue and uses permitted in WU Code T5:5
Applicant:	Wendy Riddell, Berry Riddell, LLC
Owner:	Michael Marlowe, Klondyke Studios, LLC
Representative:	Wendy Riddell, Berry Riddell, LLC

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Central City** 10/21/2024 Information only.

**Central City** 10/20/2025 Approval, per the staff recommendation. Vote: 12-0-1.

Planning Commission Recommendation: Approval, per the Central City Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Hu made a MOTION to approve Z-68-24-8, per the Central City Village Planning Committee recommendation.

Maker: Hu  
Second: James  
Vote: 8-0  
Absent: Gorraiz  
Opposition Present: No

#### **Findings:**

1. The proposal is consistent with the proposed General Plan Land Use Map designation and the Eastlake Garfield TOD Policy Plan.
2. The proposal will facilitate an event venue, contributing to economic development in the Central City Village.
3. The proposed PUD sets forth design and development standards that will enhance connectivity in the immediate vicinity, including enhanced shade and a detached sidewalk.

Stipulations:

1. An updated Development Narrative for the Venue on Washington PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 10, 2025, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: October 10, 2025; City Council adopted: [Add adoption date].
  - b. Page 14, E. Design Guidelines, Complete Streets, iv. Design for Green Infrastructure: Move the following requirement to the end of the Sustainability Section (Page 14, G. Sustainability):

“A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented in The Venue on Washington PUD:

    - Utilize permeable pavement to allow stormwater to drain through an aggregate reservoir.
    - Utilize stormwater harvesting basins to collect stormwater and clean it prior to it percolating into the subsurface.”
2. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated August 8, 2025.
3. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
4. The property owner shall record documents that disclose the existence, and operational characteristics of the Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
5. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
6. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
7. 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.

8. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, [saneeya.mir@phoenix.gov](mailto:saneeya.mir@phoenix.gov), TTY: Use 7-1-1.