



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

January 9, 2026

Berry Riddell, LLC  
6750 East Camelback Road, Suite 100  
Scottsdale, AZ 85251

Dear Applicant:

RE: Z-68-24-8 – Approximately 220 feet west of the northwest corner of 16th Street and Washington Street

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on December 3, 2025, approved Zoning Ordinance # G-7457.

Development and use of the site is subject to compliance with all applicable codes and ordinances.

Sincerely,

Tricia Gomes  
Planning and Development Deputy Director

Attachment: Signed Ordinance

c: Michael Marlowe, Klondyke Studios, LLC 1520 East Washington Street  
Racelle Escolar, PDD-Planning-Principal Planner (Electronically)  
Sarah Stockham, PDD-Planning-Planner III (Electronically)  
Samuel Rogers, PDD-Planning-Village Planner (Electronically)  
Ben Kim, PDD-GIS (Electronically)

ORDINANCE G-7457

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-68-24-8) FROM C-3 (GENERAL COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 0.76 acre site located approximately 220 feet west of the northwest corner of 16th Street and Washington Street in a portion of Section 9, Township 1 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "C-3" (General Commercial) to "PUD" (Planned Unit Development).

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. 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.

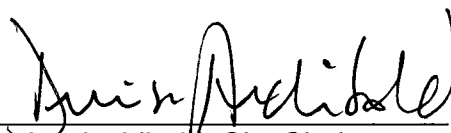
5. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
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.

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 City Council of the City of Phoenix this 3rd day of December 2025.


  
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MAYOR  
12/5/2025  
\_\_\_\_\_  
Date

ATTEST:

  
\_\_\_\_\_  
Denise Archibald, City Clerk



APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney

By:  LVH  
Chief Counsel David H Benton

REVIEWED BY:

  
Ed Zuercher, City Manager

LVH:phs:(**LF25-2365**):12-3-25:4930-6959-6283

Exhibits:  
A - Legal Description (1 Page)  
B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-68-24-8

Within a portion of Section 9, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Lots 17, 18, and 19, Block 9, Collins Addition to the City of Phoenix, according to Book 1 of Maps, page 11, records of Maricopa County, Arizona.

