

**Venue on Washington
Planned Unit Development**

VENUE ON WASHINGTON Planned Unit Development

Case Number: _____

April 30, 2024

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to articulate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City the PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements.

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A. PURPOSE & INTENT

The purpose of this application is to rezone an approximate 0.54-acre site located west of the northwest corner of North 16th Street and East Washington Street (the “Site”) from General Commercial Interim Transit-Oriented Zoning Overlay District One (“C-3 TOD-1”) to Planned Unit Development (“PUD”) to allow the Site to continue to operate as a small event center with an outdoor assembly use. The Site has a City of Phoenix 2015 General Plan (the “General Plan”) land use map designation of Commercial which is consistent with use of the Site. The Site is comprised of two parcels, identified as Maricopa County Assessor parcel numbers 116-46-115 and 116-46-116A, as depicted on the aerial below.



The Site is currently used for small group events such as weddings, corporate events, and banquets. The proposed PUD development standards will be based on the Walkable Urban (“WU”) Code Transect T5:5 zoning district standards. The Site is located in the Central City Village and City Council District 8 (Councilmember Kesha Hodge Washington).

To the north of the Site, across an alley, is the Booker T. Washington Child Development Center zoned Multifamily Residence District Residential Infill (“R-5 R-I”). The Site is bounded on the east by Lighting Unlimited, a lighting supplies and design store, zoned C-3. To the south, across Washington Street and the Valley Metro light rail, is an unleased building that previously held an auto-retailer and equipment sales and supply company, zoned C-3. The Site is bounded on the west by an automobile repair shop, zoned C-3.

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Given the nature of the surrounding context is commercial in nature and the close proximity of the Site to public transportation infrastructure, the Site is an ideal location for the existing small event center. As explained in detail below, the existing design of the Site was created to be respectful of and sensitive to the single-family residences to the north.

B. SITE CONDITIONS

As mentioned, the Site is zoned C-3 TOD-1 and is presently occupied by a small event center known as the Venue on Washington. In December of 2016, Klondyke Studio, LLC (“Owner”), purchased the Site and took it on as an adaptive reuse project. The Owner made a number of significant improvements to enhance the aesthetic of the building and the Site overall. The Site was previously used as a car dealership and a warehouse with significant outdoor storage. Taking into account the City’s Transit Oriented Development (“TOD”) policies and sensing the ever-evolving character of Washington Street in the Eastlake-Garfield area, the Owner was proactive in cleaning up and adaptively reusing the Site. Today, the Site is used by Bianco Group, founded by James Beard award-winner, Chris Bianco, to host events. No kitchen is located onsite, rather food and drinks are catered from offsite locations. The Site consists of an existing 3,556 square foot building used for the events, and an approximate 2,669 square foot building used for office and other accessory uses that support the event space.

The previously mentioned improvements, shown in the graphics below, have transformed the former warehouse with intense outdoor storage uses into a tidy, elegant space that enhances the character of the community.



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Frontage in 2016



Current Street Frontage



The Owner has made interior and exterior improvements including removing the chain link fencing and adding a secure and aesthetically pleasing front gate and adding a garden area and a significant amount of landscaping in the rear of the Site. For example, the Owner has added nine raised planter boxes, eight trees, six Bougainvillea, cacti and succulents throughout the Site, and a twelve-foot-long garden box along the rear property line, as shown below.



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The interior and exterior of the building also received significant upgrades and treatments. As seen in the images above, the aging and inconsistent paint colors were sandblasted, recovering a brick-laid stone, landscape planters were added up against the building, and upgraded metal signage and light fixtures were added to the building. The interior of the building was also improved and now functions as a small event space, as shown below. These modifications to the Site represent a significant improvement to the Site that is more in line with the City's TOD policy plans.



C. LAND USE PLAN

As, mentioned, the proposed PUD development standards will be based on the Walkable Urban (“WU”) Code Transect T5:5 zoning district standards. The proposed PUD request will not change the use, layout, or elements of the existing design on the Site. The proposed PUD will allow the Site to continue to operate as an event center with the parking on-site and provide development standards for landscaping.

Although there is some parking on the Site, due to its proximity to downtown Phoenix, guests are encouraged and often utilize public transportation and ride sharing services. The light rail runs just south of the Site, along Washington and Jefferson streets. The nearest light rail station is located 2,599 feet from the Site. Additionally, a bus stop is located 60 feet from the Site.

D. LIST OF USES

PERMITTED PRIMARY USES

Permitted uses in the Venue on Washington PUD shall be limited to the T5:5 provisions of Section 1306, the Walkable Urban Code section of the Phoenix Zoning Ordinance, unless otherwise noted below. Any property owner of the Site may request an interpretation of analogous uses to the defined list from the City of Phoenix Zoning Ordinance. The Zoning Administrator may administratively approve a use analogous to those uses listed in Section 1306.

The following uses shall be permitted by right and not require a Use Permit:

1. Assembly Entertainment
 - a. Amplified music or loudspeakers may be used outside Monday through Saturday until 11pm and Sunday until 10pm.
2. Assembly General
 - a. Any assembly hall or banquet hall of less than 25,000 sf in gross area shall be permitted.
 - b. Outdoor uses shall be permitted.

PERMITTED ACCESSORY USES

The following uses shall be permitted by right and not require a Use Permit:

1. Liquor Service
2. Outdoor Liquor Service
3. Outdoor Cooking
4. Outdoor Recreational Uses
5. Live music, indoor or outdoor, shall be subject to the following:
 - a. Live music shall occur during ordinary hours of operation.

PERMITTED TEMPORARY/INTERIM USES

- A. Temporary Uses shall be subject to Sections 708 & 1306 of the City of Phoenix Zoning Ordinance.

E. DEVELOPMENT STANDARDS

The Development Standards and Guidelines of this PUD listed below shall apply to the proposed event center with outdoor accessory use. The proposed development standards are based upon the Urban Walkability Code, T5:5 Transect District with some modifications where appropriate for this context. Development standards not modified by the Venue on Washington PUD shall comply with the WU Code section of the Phoenix Zoning Ordinance, Section 1303.

LOT DEVELOPMENT STANDARDS

	PUD STANDARD
Maximum Density	N/A
Maximum Height	56 feet
Maximum Lot Coverage	80%
Minimum Open Space	Minimum of 5% of gross site area
Minimum Lot Width and Depth	N/A
Maximum Building Setbacks	
Primary Frontage (Washington Street)	12 feet
Side and Rear Lot Line	0 feet
Parking Standards	
On-Site Vehicle Parking	5 parking spaces and 1 ADA space
Landscape Standards	
Front Lot Line (Washington Street)	0-foot setback Minimum of six 2-inch caliper trees shall be planted in the existing landscape strips between sidewalk and back of curb to achieve public sidewalk shading. Where utility conflicts exist, the developer shall work with the Planning & Development Department on alternative design solutions consistent with a pedestrian environment.
Sides (East and West)	0-foot setback

LANDSCAPING AND STREETSCAPE STANDARDS

The primary goal of the conceptual landscape plan is to create an elegant and inviting street frontage and internal open spaces. A strong sense of place is defined along the street frontages using a combination of plantings and hardscape material finishes that complement the architecture of the building.

On the interior of the development, raised planter boxes, trees, hedges, and various shrubs, cacti and succulents are placed throughout the Site to increase guest comfort while they utilize the event spaces. To provide noise mitigation and increase the aesthetic appeal of the alleyway to the north, a Ficus hedge is proposed.

F. DESIGN GUIDELINES

The design guidelines of the Klondyke Studio PUD take into consideration the Site's existing condition and design along the light rail transit corridor on Washington Street. These design guidelines are intended to capture the design aesthetic of the existing structures to preserve to their historic qualities.

ARCHITECTURE

- All sides of a structure should exhibit design continuity and contain materials that exhibit quality and durability.
- Building accents should be expressed through differing materials or architectural detailing such as paint, graphics, or forms of plastic or metal panels.
- Multiple buildings on the same site should borrow and incorporate (not duplicate) architectural styles, materials, forms, features, colors, and compatible elements from the same site.
- Refuse bins shall be fully screened from view by a 6-foot-tall masonry block wall and metal gate, or other high-quality materials.

LIGHTING/SHADE

- Service areas and other screen areas should have proper security lighting.
- Site lighting should be provided to ensure personal safety at building entrance/exists, and in public assembly and parking areas.
- Human comfort shall be encouraged through the use of landscape and shade trees within the front setback and throughout the interior of the design.

G. SIGNS

All signage shall comply with Section 1308 of the City of Phoenix Zoning Ordinance.

H. SUSTAINABILITY

At a minimum, consideration and implementation of at least three (3) of the following enforceable Design Review Standards or other sustainability principles as approved by the Planning and Development Department shall be incorporated into the development.

- Utilize low water plumbing fixtures to reduce water consumption.
- Provide bicycle racks to promote use of alternative transportation.
- Provide three (3) shade trees in existing right-of-way landscape strips along Washington Street to encourage walkability.
- Utilize a drip irrigation system to minimize water waste.
- Utilize energy efficient lighting to reduce energy consumption.
- Use of drought tolerant plants to reduce water consumption.

I. INFRASTRUCTURE

GRADING & DRAINAGE

Any new vertical development shall conform to the rules and regulations of the City of Phoenix.

WATER & WASTEWATER

This Site is located within the City of Phoenix water service area and has been designated as having an assured water supply.

CIRCULATION SYSTEMS

Access to the Site is provided via East Washington Street. The Site is also located approximately .4 miles from the Valley Metro Light Rail station.

J. COMPARATIVE ZONING STANDARDS TABLE

	WU Code T5:5 Standards	Proposed PUD Standards
Minimum Lot Width/Depth		
	No maximum	N/A
Building Height		
	Max. 56'	Max. 56'
Density		
	N/A	N/A
Lot Coverage		
	Max. 80%	Max. 80%
Building Setbacks		
Primary Frontage (Washington Street)	Max. 12'	Max. 12'
All Other	Min. 0'	Min. 0'
Parking Standards		
Onsite Vehicle Parking	Public Assembly General: 1 per 30sf Office: 1 per 300sf	5 parking spaces and 1 ADA space
Bicycle Parking	One space per 25 vehicle parking spaces	4 bicycle racks

K. LEGAL DESCRIPTION

Property Legal Description:

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.