

## ATTACHMENT C

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

ITEM NO: 14	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	<b>PHO-4-25—Z-47-87-1(3)</b>
Existing Zoning:	R-O
Acreage:	1.12
Location:	Northeast corner of 32nd Street and Sunnyside Lane
Request:	Request to modify Stipulation 1 regarding general conformance to the site plan date stamped April 16, 1999 and the elevations date stamped May 18, 1999.
Applicant:	Lee Wright, Metronet Infrastructure Group, LLC
Owner:	Lee Wright, Metronet Infrastructure Group, LLC
Representative:	Lee Wright, Metronet Infrastructure Group, LLC
Appellant:	Patrick Gray and Chinnaz Sayegh

#### **ACTIONS:**

Village Planning Committee (VPC) Recommendation:  
**Paradise Valley** 9/8/2025 Denial. Vote: 11-1.

Planning Hearing Officer Recommendation (PHO): The Planning Hearing Officer heard the request on September 17, 2025 and recommended approval with additional stipulations.

Staff Recommendation: Approval with additional stipulations, per the PHO recommendation.

Planning Commission Recommendation: Denial, per the Paradise Valley Village Planning Committee recommendation.

Motion Discussion: Commissioner Matthews made a MOTION to deny PHO-4-25--Z-47-87-1(3), per the Paradise Valley Village Planning Committee recommendation.

Motion details: N/A

Maker: Matthews  
Second: James  
Vote: 7-1 (Hu)  
Absent: Gorraiz  
Opposition Present: Yes

#### **Findings:**

1. The request to modify Stipulation 1 regarding general conformance to a site plan and elevations is recommended for denial, as the proposal does not meet the public's expectations for an R-O development.

#### **Stipulations:**

1. ~~That~~ THE development SHALL be in general conformance with the site plan ~~AND ELEVATIONS DATE STAMPED AUGUST 7, 2025, AS~~

**~~MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~** presented as modified by the site plan dated April 16, 1999, and elevation dated May 18, 1999 for the south portion of site. **PRESENTED AS MODIFIED BY THE SITE PLAN DATED APRIL 16, 1999, AND ELEVATIONS DATED MAY 18, 1999 FOR THE SOUTH PORTION OF SITE.**

2. ~~That~~An 8-foot landscaped setback SHALL be provided along the east property line including 24-inch box size, drought-resistant shade trees planted 20 feet on center, or in equivalent groupings.
3. ~~That~~ No trash dumpsters SHALL be located within 50 feet of the east property line.
4. ~~That~~The building height SHALL be limited to one story (17 feet 4 inches)
5. ~~That~~ A one-foot vehicular non access easement SHALL be placed along both Sunnyside Lane and Greenway Lane.
6. ~~That~~ A cross access SHALL be provided on the north portion of the site upon final site plan approval for the north property, or in the alternative, a common driveway entrance be provided, as approved by the Planning and Development Department
7. **~~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.~~**
8. **~~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~~**
9. **~~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.~~**
10. **~~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.~~**

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