



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: November 24, 2025

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: WITHDRAWAL OF ITEM 73 ON THE DECEMBER 3, 2025, FORMAL AGENDA
– PUBLIC HEARING AND MODIFICATION OF STIPULATION REQUEST -
REZONING APPLICATION PHO-4-25--Z-47-87-1(3) - NORTHEAST CORNER
OF 32ND STREET AND SUNNYSIDE LANE

Item 73, Planning Hearing Officer Application No. PHO-4-25--Z-47-87-1(3). This is a request to modify Stipulation 1 regarding general conformance to the site plan located at the northeast corner of 32nd Street and Sunnyside Lane.

The applicant has requested to withdraw the application. Staff recommends withdrawal of the PHO application as requested by the applicant.

Approved: _____

Alan Stephenson
Alan Stephenson
Deputy City Manager

11/24/25
Date

Attachment:
Exhibit A – Applicant's request for withdrawal

Logan Zappolo

From: Lee Wright <Lee.Wright@metronet.com>
Sent: Friday, November 21, 2025 11:51 AM
To: Racelle Escolar
Cc: Teresa R Garcia; Logan Zappolo; Chris Deer; Victoria C Murrillo
Subject: RE: PC Appeal of PHO-4-25--Z-47-87-1(3) - Applicant (Lee Wright)

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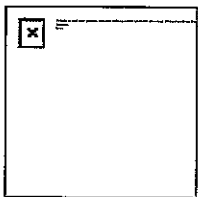
Racelle,

Metronet would like to withdraw the whole PHO application. Thanks again for all your help and work on this matter.

Thanks,

Lee W. Wright, P.E.

Metronet | Professional Engineer - Facilities Engineering
Minneapolis, MN
Phone: 810-333-2303
www.Metronet.com [metronet.com]



[metronet.com]

From: Racelle Escolar <racelle.escolar@phoenix.gov>
Sent: Thursday, November 20, 2025 4:28 PM
To: Lee Wright <Lee.Wright@metronet.com>
Cc: Teresa R Garcia <teresa.garcia@phoenix.gov>; Logan Zappolo <Logan.Zappolo@phoenix.gov>; Chris Deer <Christopher.Deer@metronet.com>; Victoria C Murrillo <victoria.cipolla-murillo@phoenix.gov>
Subject: RE: PC Appeal of PHO-4-25--Z-47-87-1(3) - Applicant (Lee Wright)

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Hi Lee,

I would like to get clarification on your request below. Are you asking to withdraw the appeal of the Planning Commission recommendation or withdraw the entire PHO application?

Thanks,

Racelle Escolar, AICP
Principal Planner
Planning and Development Department
Long Range Planning
racelle.escolar@phoenix.gov (602) 534-2864



From: Lee Wright <Lee.Wright@metronet.com>
Sent: Thursday, November 20, 2025 2:17 PM
To: Victoria C Murrillo <victoria.cipolla-murillo@phoenix.gov>
Cc: Racelle Escolar <racelle.escolar@phoenix.gov>; Teresa R Garcia <teresa.garcia@phoenix.gov>; Logan Zappolo <Logan.Zappolo@phoenix.gov>; Chris Deer <Christopher.Deer@metronet.com>
Subject: RE: PC Appeal of PHO-4-25--Z-47-87-1(3) - Applicant (Lee Wright)

Dear Ms. Cipolla-Murillo,

On behalf of Metronet Infrastructure Group, LLC, I am writing to formally withdraw our request to appeal the Planning Hearing Officer's decision regarding Case PHO-4-25—Z-47-87-1(3) for the property located at the northeast corner of 32nd Street and Sunnyside Lane.

After careful consideration and in recognition of the opposition expressed by certain residents, Metronet has decided not to pursue the subject stipulation modification further. We value the feedback received from the community and believe that listening to residents is important to being a good partner in the areas we serve.

We value our relationship with the City and appreciate the time and effort of everyone involved throughout this process.

Please let us know if any additional steps are required to finalize this withdrawal.

Thank you for your attention to this matter.

Thanks,

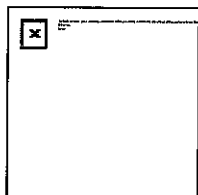
Lee W. Wright, P.E.

Metronet | Professional Engineer - Facilities Engineering

Minneapolis, MN

Phone: 810-333-2303

www.Metronet.com [metronet.com]



[metronet.com]

From: Victoria C Murrillo <victoria.cipolla-murillo@phoenix.gov>

Sent: Thursday, November 13, 2025 3:42 PM

To: cammari6571@gmail.com; pgray5@cox.net; texazgal1@gmail.com

Cc: Racelle Escolar <racelle.escolar@phoenix.gov>; Teresa R Garcia <teresa.garcia@phoenix.gov>; Logan Zappolo <Logan.Zappolo@phoenix.gov>

Subject: PC Appeal of PHO-4-25--Z-47-87-1(3) - Applicant (Lee Wright)

Importance: High

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Attached is an appeal filed today by Lee Wright, applicant for the case **PHO-4-25—Z-47-87-1(3)**, located at the Northeast corner of 32nd Street and Sunnyside Lane. The case was heard at the Planning Commission Hearing on **Thursday, November 6, 2025**. The appeal will go to City Council on **December 3, 2025**.

For questions related to the City Council hearing, please contact Heather Klotz at heather.klotz@phoenix.gov

Online appointment scheduling is now available!

<https://www.phoenix.gov/pddsite/Pages/Planning-and-Development-Online-Appointment-Scheduling.aspx>

Online application submittal is now available!

Shape PHX Portal: <https://shapephx.phoenix.gov/s/>



**Victoria Cipolla-Murillo, Secretary III
/ Council Reporter (*she/her/hers*)**

Planning and Development Department

Planning Division, Zoning Section

Office: 602-262-6884

200 West Washington Street 2nd Floor

Phoenix, AZ 85003

Victoria.cipolla-murillo@phoenix.gov