MEMORANDUM

To: David de la Torre, Planning Manager
From: Brennan Ray
Date: May 26, 2022
RE: **SWC Chandler Boulevard and 56th Street**
Rezoning Narrative

GB Investments, Inc. owns approximately 68 acres generally located at the southwest corner of Chandler Boulevard and 56th Street. Approximately 56 acres of the property is used as the primary distribution center for the Bashas' family of grocery stores and 12± acres is undeveloped. Attached as ***Exhibit 1*** is an ***Aerial*** of site and surrounding area and as ***Exhibit 2*** is a parcel map showing the ***GB Investments' Ownership Holdings***. All but 0.8± acres is zoned I-1, with the 0.8± acres zoned PAD Commercial for "Rancho Bernardo" (the "Site"). GB Investments requests the Site be rezoned from PAD to I-1. This rezoning will allow the Site to be incorporated into future development plans and allow the entire undeveloped property to be developed as one cohesive development.

We request your approval.

M. Brennan Ray
1850 North Central Ave., Suite 1700
Phoenix, Arizona 850004
(602) 234-8794
bray@bcattorneys.com