



City of Glendale
5850 West Glendale Avenue
Glendale, AZ 85301

APN # 501-04-009T

On behalf of Ryan Companies US, Inc. and 303 CAPITAL HOLDINGS LP we are pleased to provide you with this cover letter, narrative, and supporting documentation for a high-end industrial development (“Ergas 303” or the “Project”) on parcel # 501-04-009T. We are requesting annexation into the City of Glendale and a rezoning of this Project to Planned Area Development (PAD).

The Project is located mid-block along the east side N Cotton Ln, south of W Northern Ave and north of W Glendale Ave. The site is approximately 63.15 AC which is generally rectangular shape, including a number of small rectangular carve-outs at the northeast and southeast sides. The Project has approximately 1,246 feet of frontage along N Cotton Ln to the west, is bordered by undeveloped land to the north and south, and abuts AZ State Route 303 to the east. The current use is agricultural farmland and the site is currently zoned IND-2 (Maricopa County).

The proposed use for the Project will be light industrial and commercial. Our proposed improvements allow for two smaller light industrial buildings and two larger light industrial buildings to optimize user demand, to draw businesses to this site, and to expand employment at this location. The proposed site will include buildings, elevations, parking, and landscaping as per the city’s PAD zoning ordinance. The Project could be developed in phases over time or all at once depending on market demand. It is our intent to subdivide the Project into either two or four parcels (one parcel for each half of the site or one for each building).

Based on other similar projects in the Loop 303 Corridor, the annexation area could generate a positive net fiscal impact to the City of about \$130,000 per year by 2025 with revenues exceeding expenditures by about 40%. (Source: Bethany 303 annexation)

Over the long term, Ergas 303 is projected to generate a positive net fiscal impact to the City of Glendale given the expected characteristics of this development. This site is important from an economic development perspective and will increase the inventory of leasable industrial spaces that the City has to offer and will add new jobs to the area. In terms of fiscal results, the ultimate impacts will depend on whether the space is leased, or owner occupied and the density of employment, however revenues significantly exceed expenditures based on assumptions of previous analysis in the corridor.

The annexation is consistent with the 2019 City of Glendale Annexation Policy and as such will provide long-term benefits. This allows the City to effectively manage urban development, allow for the efficient planning and provision of services, create a stronger community, and ensure high quality development in accordance with City standards.



As the City annexes new property into the City limits it is also obtaining a new revenue stream to further build and develop local public safety resources. The demand for services will typically be less compared to other types of land uses such as retail and residential uses.

By developing warehouse and other light industrial uses adjacent and around Luke Air Force Base, undesirable land uses for flight operations are being removed from development consideration and in turns helps keep the base in operation and support the mission of the base to continue to function as a critical service to the region, state and country.

As mentioned above, the area is mostly vacant farmland with no significant natural features such as mountains, rivers or native desert open space. The only significant historic resource that is nearby, Luke Air Force Base is helped by this type of light industrial development since it protects the base from development such as residential that is contrary to flight operations at and around the base.

Project timing will be dependent on market factors, with that being said, we anticipate groundbreaking in approximately six months, pending approvals.

We have spent a significant amount of time thoughtfully drafting this request and we hope that these efforts are evident during your review. Please do not hesitate to contact me with any questions at 480-620-9945.

Regards,

A handwritten signature in cursive script that reads "Josh Tracy".

Josh Tracy
Director of Development
Ryan Companies US, Inc.