



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. 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).

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.