

# DOBSON ♦ RANCH

March 23, 2018

John Wesley  
Planning Director, City of Mesa  
PO Box 1466  
Mesa, AZ 85211-1466

**Re: Grace property – NWC Southern Avenue and Alma School Road**

Dear John,

The Grace Company development team attended the regular March 15 meeting of the Dobson Association Board of Directors. The intent was to present development plans for this important Mesa property. It is my understanding that these plans are currently under review by the City with required public hearings scheduled in the upcoming few weeks.

The overall reception by the Board as well as Dobson Ranch homeowners present was positive. The general consensus was that it is very encouraging to finally see specific development plans after so many years of inactivity. There were numerous questions regarding the phasing of development, types of businesses and restaurants, and the overall design theme of the project.


In summary, The Dobson Association supports the current development proposal with the following suggested conditions:

1. Compliance with all requirements of the Mesa Design Review Board.
2. Compliance with all City of Mesa Building Code and Zoning regulations unless modified by the City Council.
3. Compliance with the adopted Fiesta Quadrant Guidelines, especially regarding drive-through facilities, unless specifically modified by the City Council.

This last condition is important. The City has invested considerable public funds in order to establish a safe and attractive pedestrian environment around Fiesta Mall. Several recent developments have incorporated drive-through facilities in a manner that meets tenant needs while complying with the Guidelines. This major project at a premier, highly visible intersection should not be the exception.

The Dobson Association appreciates this opportunity to provide input on this important development and to be involved in redevelopment efforts for the Fiesta Quadrant.

Sincerely,



Frank Mizner

President

The Dobson Association Board of Directors