



ZON19-00440

5 September 2019

Ms. Lisa Davis  
City of Mesa  
Planning Division  
20 E Main Street Suite 130  
Mesa, AZ 85201

Subject: Case #ZON19-00440  
Greenfield Gateway  
1728 South Greenfield Road  
Mesa, AZ 86206

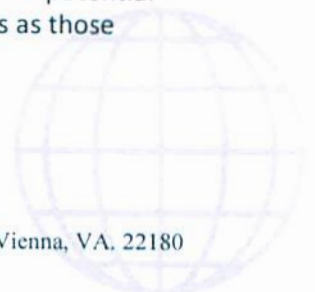
Dear Ms. Davis,

Navy Federal Credit Union owns a branch located at 4212 E Juanita Avenue in Mesa, Arizona. Our branch is at the entrance of the Greenfield Gateway Shopping Center referenced above. The exhibit enclosed with this letter shows where our property is located – as you will see, our branch is situated prominently at the entrance to the center.

Navy Federal just received notice of a hearing next week (scheduled for September 11th) where we understand that the City of Mesa Planning and Zoning Board will evaluate the rezoning application described above. **Please accept this letter as notice of our objection to the rezoning of the center.**

By way of background, Navy Federal is a not-for-profit federally chartered credit union owned by our membership, which is composed primarily of active and former members of the military and their families. We believe our members represent the best of our country. It is our mission to serve and assist our members with their financial needs, and a core function of our service is to ensure that our members have access to a superior branch network. In particular, our Mesa branch serves over twenty-four thousand (+24,000) members within the Mesa community.

Navy Federal invests a great deal of resources in selecting branch sites. We carefully review a number of quantitative, qualitative and other factors that inform our decision making process – and that is especially true when we purchase property. Since many of our members are active duty military personnel, we strive to ensure that our branches are located in areas that provide a safe, clean and professional environment consistent with our service mission. The zoning classifications of a potential site, and the property surrounding it, are primary considerations in our evaluation process as those classifications can offer the best protection in preserving our investment.





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We purchased our Mesa branch property in April of 2008 with the expectation that the current zoning would protect the existing use classifications, and limitations, for the surrounding center. We are concerned that a change in zoning may affect the overall quality, appearance and tenant mix within the shopping center – and that could create a fundamental shift in how we serve our members from this branch. If the zoning were to change as described, it may cause us to re-evaluate our long term strategy for this location, with potential costs to our membership associated with our investment in the site.

For the reasons described above, we respectfully object to any rezoning of the shopping center and would ask that the Board recognize these concerns as they deliberate.

If you have any questions, please feel free to contact the undersigned at (703)206-2640 or Meg McGirr at (703)206-4209.

Thank you.

A handwritten signature in blue ink, appearing to read "Tracy Montgomery", with a long horizontal flourish extending to the right.

Tracy Montgomery  
Sr. Vice President, Branch Operations





## Greenfield Gateway

