



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

14 September 2016

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 W. Falcon St.
Luke AFB AZ 85309-1629

Mr. Steve Careccia, AICP Planner III
Planning and Zoning City of Goodyear AZ
14455 WQ. Van Buren Street Suite D101
Goodyear AZ 85338

Re: Case #16-200-00002; Rezoning of City Property

Dear Mr. Careccia

Thank you for the opportunity to provide comments on the Rezoning of City Property. The site is located on approximately 40 acres of City-owned property at the southwest corner of W Indian School Road and N Cotton Lane in Goodyear Arizona. The Zoning Administrator is initiating the rezoning of the subject property from AG, Agricultural and C-2, General Commercial, zoning districts to I-1, Light Industrial, zoning district with a Planned Area Development (PAD) Overlay. The site is located inside the 1988 JLUS 70 Ldn and APZ II "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

The subject property will adhere to the principal permitted uses, permitted accessory uses, use permit uses, special uses and uses requiring additional evaluation, and development regulations as established in the city of Goodyear Zoning Ordinance for the I-1, Light Industrial, zoning district, with the following additional provisions:

- Since the property is located within the APZ II for Luke AFB, the uses allowed on the subject property shall also conform to A.R.S Section 28-8481. A stipulation of approval stating such requirement will be attached to the rezoning.
- No industrial use may emit prohibited substances as defined by A.R.S Section 28-8481J, Footnote 16. A stipulation of approval stating such requirement will be attached to the rezoning. ***(Please note the narrative states A.R.S Section 28-8481K which is incorrect it should read A.R.S Section 28-8481J).***
- Prohibited uses on the property will include: residential, hotels/motels, hospitals, day care, schools, churches, veterinary offices/hospitals, scientific/research uses, Microbrewery, circus and carnival grounds, drive-in theaters, races tracks, speedways,

swap meets, auctions, zoos, private clubs and fraternal organizations. A stipulation of approval stating such requirement will be attached to the rezoning.

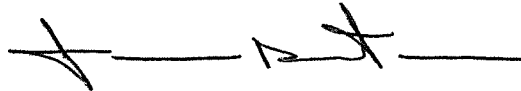
As described in the narrative and I-1 Use List, this request will not negatively impact the flying operations at Luke AFB. However, without a precise Plan of Development we request the opportunity to make comments on the development as they begin to build specific facilities. This will ensure that detailed features and aspects of development, as they mature, will not negatively impact our flying operations.

We are aware that your office will rely upon A.R.S. §28-8481, to include the Table and notes located within section J., in reaching a final determination as to whether or not each potential change in zoning is compatible and consistent development within the 70 Ldn and APZ II. Our office recognizes that Luke AFB is not the approval or disapproval authority but does appreciate the continual opportunity to comment on how development could/would impact our flying operations. This open dialogue plays an important role in maintaining the positive relationships that have existed for years between the Northwest Valley communities and Luke AFB.

Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We recommend you review the sound attenuation requirements found in A.R.S. §28-8482. We also encourage an aggressive notification program on the part of the city to inform potential developers about Luke AFB operations.

If you have any questions please contact my Community Planner, Barbara Plante, at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read 'James R. Mitchell', with a horizontal line extending to the right.

JAMES R. MITCHELL

Attachment:

City of Goodyear I-1 Use List (Revised)

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing