



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

14 September 2017

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

Ms. Alex Lestinsky, Planner
Development Service Department City of Goodyear AZ
14455 WQ. Van Buren Street Suite D101
Goodyear AZ 85338

Re: Pebble Springs Rezone

Dear Ms. Lestinsky

Thank you for the opportunity to provide comments on the Rezone Application for Pebble Springs. The project includes approximately 10.24 gross acres located south of the southwest corner of Pebble Creek Parkway and Virginia Avenue in Goodyear AZ. The site is located approximately 1.5 miles outside the 1988 JLUS 65 Ldn "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.

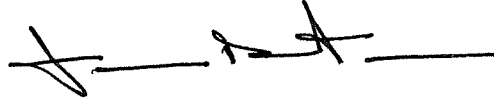
The request is to rezone the site from General Commercial to Residential and build 122 single story, detached and semi-attached residences for a density of 11.91 du/ac.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. Pebble Springs with a density of 11.91 du/ac will not meet those guide lines.

While the rezone will not negatively impact the Luke AFB Flying Operations we have determined that this request exceeds the densities that we follow. Therefore the 122 home project will have a negative impact on the flying operations at Luke AFB; however we recognize that we are not the approval authority. As such, if approved Pebble Springs will be located within the "territory in the vicinity of a military airport," and will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

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

Sincerely

A handwritten signature in black ink, appearing to read 'J. Mitchell', followed by a horizontal line.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

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