



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

21 May 2018

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

Ms. Alexandra Lestinsky, Planner II  
Goodyear Development Services Dept.  
City of Goodyear Planning Department  
14455 W. Van Buren St. Ste. D101  
Goodyear, AZ 85338

Re: MLD 18-850-00005 & PAD 18-210-00004; Pebble Creek Marketplace

Dear Ms. Lestinsky

Thank you for the opportunity to comment on the Minor Land Division (MLD) and Planned Area of Development (PAD) Amendment Applications for Pebble Creek Marketplace. The site is on 30.15 gross acres of land located at the southeast corner of 159<sup>th</sup> Avenue and McDowell Road within the City of Goodyear AZ. The site is approximately 1.90 miles outside the 1988 JLUS 65, "high noise or accident potential zone" as defined 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 MLD and PAD amendment will combine two lots (1) 17.21 acre and (1) 12.94 acre in order to create a 30.15 acre unique mixed-use commercial and residential development. The request will also change the property zoning from Agriculture (AG) to Multi-Family Housing (MF) and Commercial (C-2). The multifamily portion of the property will include two and three story units which will house 296 dwellings.

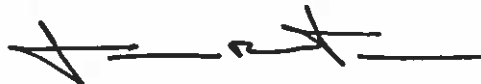
In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Pebble Creek Marketplace, with an overall density of 9.8 du/ac the request does not fall within these guidelines.

As described in the narrative and based on the particular location of the development and its easterly relationship to flight operations at the base, the MLD and rezone will not negatively impact the Luke AFB Flying Operations, despite not meeting the GDC. While we have determined that this request exceeds the densities that Luke AFB follows we recognize that we

are not the approval authority. As such, if this development is approved, 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/tenants 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 'JRM', written over 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