



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

13 September 2016

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

Ms. Jamie Sullivan
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS16-379; Desert Oasis Parcel L7 and L8

Dear Ms. Sullivan

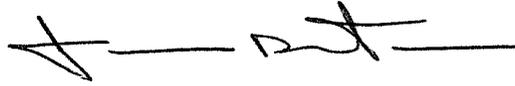
Thank you for the opportunity to provide comments on the Final Plat Application for Desert Oasis Parcel L7 and L8. The site is on 29.71 net acres located at the northwest corner of 171th Avenue and Jomax Road in Surprise AZ and is part of the larger Desert Oasis 890-acre mixed-use Master Plan. This request is to officially subdivide Parcel L7 and Parcel L8. Parcel L7 will be subdivided in 17 acres and will remain commercial/Medium Density Residential allowing for 90 residential lots for an overall density of 5.3 dwelling units per acre. Parcel L8 will be subdivided into 12.7 acres and the zoning shall remain zoned for Commercial use. The site is approximately 2.1 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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. The density of 5.3 du/acre meets these guidelines.

This request as stated in the application will not negatively impact the flying operations at Luke AFB. Even though Desert Oasis Parcel L7 & L8 will be located outside the "territory in the vicinity of a military airport," it 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 is essential to inform potential residents about Luke AFB operations.

If there are 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', with a long horizontal line extending to the right.

JAMES R. MITCHELL

cc:

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

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