DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

16 August 2016

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

Ms. Heather Donaldson
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS16-343; Mirano @ Desert Oasis Parcel 8

Dear Ms. Donaldson

Thank you for the opportunity to provide comments on the Major Zoning Amendment for the Mirano @ Desert Oasis PAD Parcel 8. Desert Oasis PAD of Surprise is an 890 acre mixed-use Master Planned Community. Parcel 8 is located at the northwest corner of 171st Avenue and Jomax Road and consists of approximately 12.6 acres of vacant Commercial zoned land. The site is located approximately 2.24 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone." as defined by A.R.S. § 28-8461, and outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

The purpose of this request is to amend Desert Oasis PAD by rezoning approximately 8 of the 12.6 acres of Parcel 8 from Commercial Zoning to Medium Density Residential Zoning. With a proposed plan to build 33 residential lots for a density of approximately 4.13 dwellings units per acre.

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 4.13 du/ac meets these guidelines.

Even though Mirano @ Desert Oasis will be located outside the "territory in the vicinity of a military airport," due to its proximity 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 you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

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