DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

3 October 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: FS16-392; Magnolia

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Annexation, Rezone and Preliminary Plate Application for Magnolia. The project consist of 233 acres located at the northeast corner of Cactus Road and 175th Avenue in unincorporated Maricopa County. The intent of the applicant is to annex the subject property into the City of Surprise in order to zone and develop portions of the property as a residential master planned community. Magnolia will be an 181.1 acre residential master planned community within a growth area of the City of Surprise consisting of 900 single family homes with a 5.0 du/ac. The Rezone will be from Rural 43 (RU-43) to Residential medium, Planned Unit Development (MR-9 PUD) and RM-6 PUD. The development is located approximately 2.28 miles outside the Luke AFB 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 site is also 5.8 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone".

Luke AFB follows the guidelines of the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, 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. The above density of 5.0 du/ac falls within these guidelines.

The request for annexation and construction of 900 single family homes will not negatively impact Luke AFB's flying mission. Since the site will be located within 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

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