



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

2 October 2020

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

Mr. Jose A. Macias  
City of El Mirage Community & Development Services  
10000 N. El Mirage Rd  
El Mirage AZ 85335

Re: PZ20-09-21; Oakridge Farms (previously FIG Greenway & Dysart) (APN 501-33-987 & 501-33-988)

Dear Mr. Macias

Thank you for the opportunity to provide comments to the Conditional Use Permit Amendment for the proposed residential project Oakridge Farms (previously FIG Greenway & Dysart). The site is located on 8 acres at the southeast corner of Greenway Road and Dysart Road, in El Mirage AZ. The request is for an increase from the previously agreed upon 180 multi-family units to 194 units for a density of 24 du/ac. The site is located 0.9 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.

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. Oakridge Farms with a density of 24 du/ac does not fall within these guidelines. However, the City of El Mirage requested that Luke AFB utilize the boundaries of Dysart Rd, Greenway Rd and Grand Ave within the 1/2 to 1 mile band of the GDC to calculate the entire GDC. Since the remaining band is fully developed, excluding parcels 501-33-984, 501-33-986 & 501-33-009Z which are zoned for commercial, Luke AFB concurs that utilizing the entire band is acceptable to meet overall GDC guidelines. By completing this parcel as proposed, the City of El Mirage guarantees the overall density within the 235 acre agreed upon parcel will not increase residentially any further and will remain within the guidelines of the GDC. Given that stipulation, Oakridge Farms will not negatively impact the flying operations at Luke AFB.

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 about Luke AFB operations.

If you have any questions, please contact my Planning Manager, Mr. Mark James at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read "Ch.P. Toale". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

CHRISTOPHER P. TOALE

cc:

Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing

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