



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

31 December 2023

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

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

Re: PA23-12-01; Pulido Project Four-Plex (APN: 501-32-015C)

Dear Mr. Macias

Thank you for the opportunity to provide comments on the proposed Pulido Project Four-Plex. The proposal requests proceeding with the development of an approximately 4,770SF single story building divided into four residential units. The approximately 31,799 SF lot is located at 13225 N. Main Street in El Mirage, AZ. The site is located 0.07 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.

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/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles.

The proposal for the property as stated in the narrative, consisting of 4 du/ac does not meet the GDC. However, a maximum of 2 du/ac would meet the GDC guidelines and not negatively impact the flying operations at Luke AFB.

Since the development will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 direct over flights per day. The site is also located adjacent to the arrival/departure corridor of Luke AFB. 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 occupant(s) about Luke AFB operations.

If there are any questions, please contact Senior Planner, Ms. Jenn Rahn, at (623) 856-9981.

Sincerely,

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Deputy Commander, 56th Fighter Wing  
Ms. Demetria Themistocles, General Law Attorney, 56th Fighter Wing