

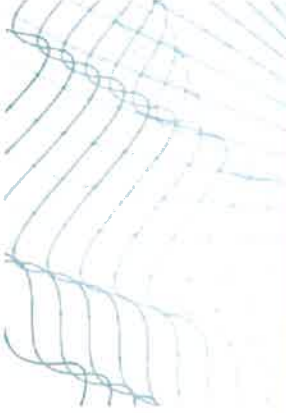
# Citizen Participation Final Report

## Wolf Crossing PAD (Planned Area Development) Amendment ZON21-11

## Citizen Participation Final Report

Date May 22, 2021

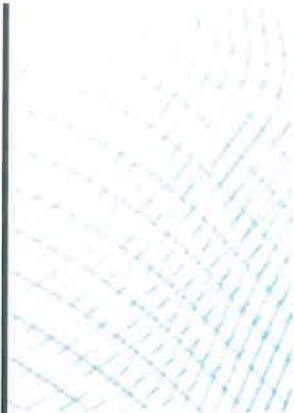
**COMPLETED**  
*Julie Kery*  
**Glendale Planning Division**



**Site Location**-Northern Avenue to Olive Avenue; Between the Loop 303 Freeway and Reems Road

**Site Size**- Overall site is approximately 612 acres with 284 acres proposed to be amended.

**Request**-Amendment to the ZoNo5-20 Woolf Crossing PAD to remove residential land uses, allow for employment and Luke Compatible Land Uses as permitted land uses and establish development standards for the subject area.





## THE PROCESS

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### **Citizen Participation Requirement**

As required by the City of Glendale Citizen Participation ordinance, the Citizen Participation Final Report identifies the results of the citizen participation effort on the PAD amendment request based on the amendment requiring public hearings.

The PAD amendment requests to remove residential land use, a neighborhood park, and an elementary school as permitted land uses; allow for employment and Luke Compatible Land Uses, and establish development standards for parcels C through J within the Woolf Crossing PAD (ZON05-20) approval in 2006.

### **Citizen Participation Process and Efforts**

As a part of the Citizen Participation Process, notification letters were determined to be the best approach to notify citizens of the proposal and receiving feedback.

City staff mailed 68 first class letters on May 19, 2021, to residents within a 300-foot radius from the Woolf Crossing property lines, Interested Parties, City Council Office, and the Mayor's Office. The letter included a brief explanation of

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the proposed PAD amendment, a copy of the Proposed Land Use, Figure 9, Exhibit from the Woolf Crossing PAD, and an aerial map.

Staff requested participation in the public review process by calling, emailing, or writing staff to provide input on the proposal with a deadline of May 21, 2021, at 5:00 (see Notification Letter, Exhibit A).

### **Responses from the Citizen Participation Efforts**

Staff has received one phone call and several emails regarding the proposed amendment request. The consensus has been in opposition of the request. A summary of concerns and reasons for opposing the request is as follow:

1. Concern with quality of life
2. Protection of livestock
3. Increase in semi-truck in the area that will create traffic problems
4. Continues increase in warehouse development
5. Property value negatively impacted
6. Notification not sent to property owners south of Northern Avenue

City staff made an effort to acknowledge and provide information to citizens. Many of the comments provided were statements. One resident provided a mitigation suggestion to ensure appropriate screening and landscaping, which would soften the appearance of the enormous buildings and protection for livestock. As part of the Citizen Participation Process, attached are emails received with staff's replies, Exhibit B.

The Citizen Participation ordinance requirement has been met. However, staff will continue to address comments and questions leading up to the scheduled public hearing dates.

Tentative hearing dates are:

Planning Commission Public Hearing-June 17, 2021

City Council Public Hearing-June 22, 2021

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## Exhibit A

### Notification Letter with attachments

Mailing Labels are excluded but are located in the  
Planning Division



May 7, 2021

Dear Property Owners and Interested Parties:

The purpose of this letter is to inform you that the City has recently initiated a rezoning application to amend the existing Woolf Crossing PAD (Planned Area Development), which is generally located southeast of Loop 303 and Olive Avenue.

The existing PAD is approximately 738 acres, allows for commercial, residential, and Luke Compatible Land Uses, and was approved by City Council in 2006.

The request is to amend approximately 301 acres within the existing PAD. The amendment will:

1. Remove the residential land use that was planned for 657 single-family residential lots.
2. Remove education (elementary school) and neighborhood park land uses.
3. Allow for Luke Compatible Land Uses to include warehouses and distribution as permitted land uses on the approximately 301 acres.

With over 9 million square feet of planned or active construction underway, the Loop 303 area is developing at a record speed. With the vast amount of interest to develop, primarily industrial land uses in the area, the City identifies the area as the "New Frontier Corridor."

The benefits to amending the Woolf Crossing PAD to remove the residential land use and allow for Luke Compatible Land Uses are:

- Alleviating potential residential residents' concerns due to aircraft noise.
- Allowing for additional industrial/employment opportunities in the City benefits the community at large.

Planning would like to receive any input from the surrounding properties neighborhood relative to the proposed amendment request. Your input is essential and is part of the rezoning process requirements. Please contact me at (623) 930-2596 or email me at [tperry@glendaleaz.com](mailto:tperry@glendaleaz.com) to learn more about the rezoning case and express any concerns you may have. The deadline to receive comments is May 21st at 5:00 P.M.

Respectfully,

A handwritten signature in black ink, appearing to read 'Tabitha Perry', is written over the typed name.

Tabitha Perry

Executive Officer, Special Projects  
Development Service Department-Planning

Attachments: Existing Woolf Crossing PAD Exhibit  
Summary of comparison between existing and proposed PAD  
Aerial Map, dated June 2020 (Planning Division, dated April 2021)



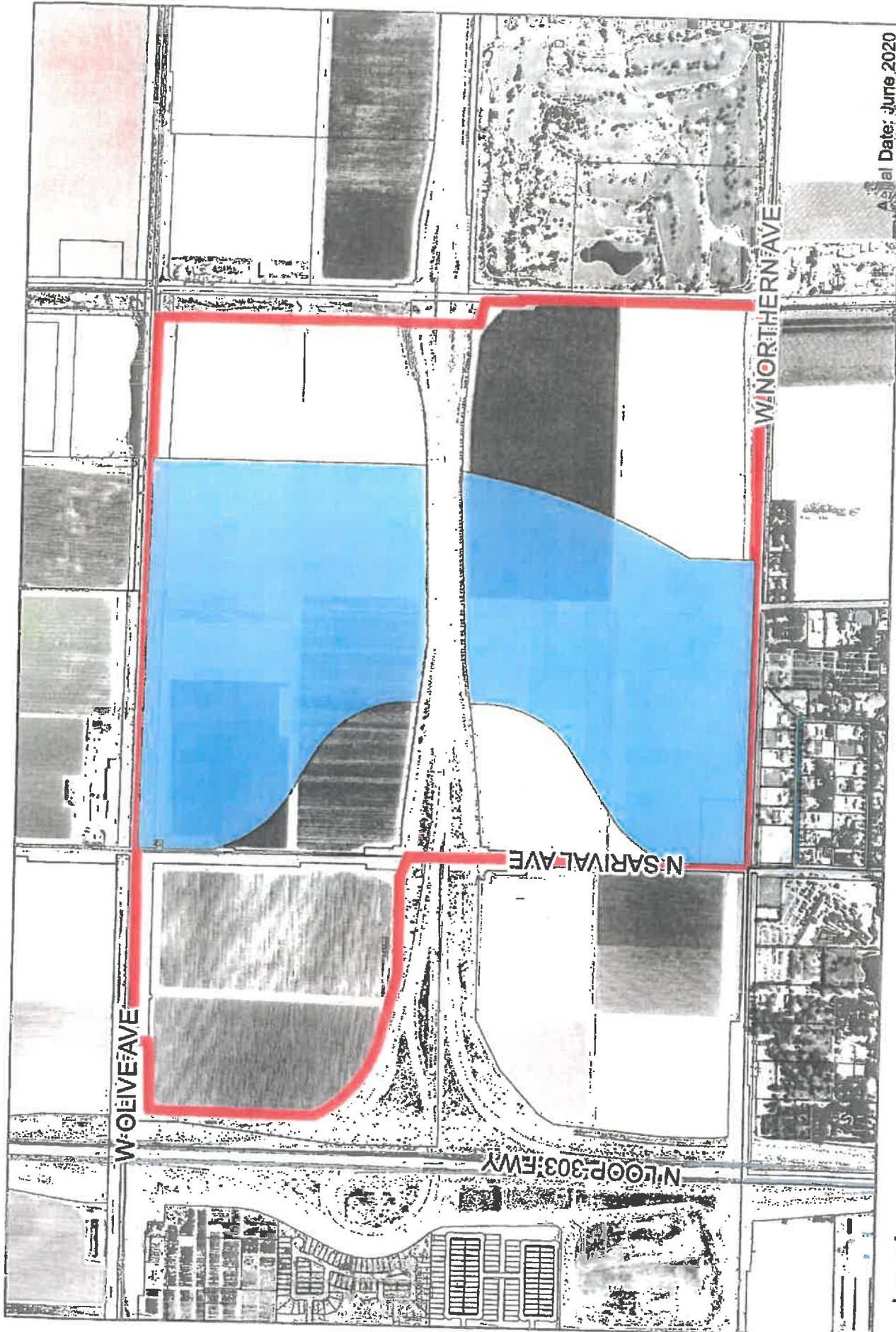
## Summary of Existing Woolf Crossing PAD in comparisons to the Proposed PAD Amendment

Categories	Existing Woolf Crossing PAD (+/- 738 acres), Approved June 2006 *	Proposed Woolf Crossing PAD Amendment **	Woolf Crossing PAD Notes
General Plan	<ul style="list-style-type: none"> <li>• LCLU (Luke Compatibility Land Use)</li> </ul>	No Changes	<ul style="list-style-type: none"> <li>• None</li> </ul>
Residential Land Use	<ul style="list-style-type: none"> <li>• 274.7 acres</li> <li>• 2.4 du/ac</li> <li>• 656 lots</li> </ul>	Remove this use from the PAD	<ul style="list-style-type: none"> <li>• Detached Single Family Residential, only</li> <li>• Additional 26 acres designated for Neighborhood Park and Elementary School</li> </ul>
Commercial Land Use	<ul style="list-style-type: none"> <li>• 225.5 acres</li> <li>• Employment, retail, and residential</li> </ul>	No Changes	<ul style="list-style-type: none"> <li>• Max of 80 acres out of the total Commercial acreage may be used for residential use.</li> <li>• Residential is to be integrated with employment and retail uses within the commercial parcels (A &amp; B)</li> <li>• Attached Residential-8 du/ac</li> <li>• Multifamily Residential-30 du/ac</li> </ul>
Industrial Land Use	See LCLU Land Uses	No Changes	N/A

LCLU (Luke Compatible Land Use Area)	<ul style="list-style-type: none"> <li>• 212.1 acres</li> <li>• Manufacturing and Assembly</li> <li>• Non-Manufacturing</li> </ul>	No Changes	N/A
Maximum Heights	<ul style="list-style-type: none"> <li>• Residential-30 ft</li> <li>• Commercial-96 ft (attached single family-multifamily-96 ft)</li> <li>• Employment-96 ft</li> <li>• LCLU 30 ft</li> </ul>	<p>Remove Residential Height</p> <p>Allow for maximum height of 100 ft, only in the area where the residential land use is allowed. The final height determination will be based on the information received from the FAA.</p>	N/A
F.A.R	Commercial-0.50 Employment-1.0 LCLU- 0.30	Proposed F.A.R for the subject area is 1.0	N/A
Perimeter Setbacks	30 ft from Olive, Sarival, Northern Avenue, Loop 303, Northern Parkway, Loop 303 frontage road	Setbacks will be same as noted in the existing PAD of 30 ft along the Perimeter.	N/A
All other public streets setbacks	20 feet	Setbacks will be same as noted in the existing PAD of 20 ft for all other public street setbacks.	N/A

\*Since approval of the existing PAD, Northern Parkway has been constructed. The construction reduced the overall PAD to approximately 670 acres. Also, the construction reduced the proposed amendment area to approximately 287 acres. These noted changes will be reflected in the proposed Woolf Crossing PAD amendment.

\*\*Land Uses proposed comprises of land uses that are already permitted within the existing PAD. A summary of permitted land uses includes manufacturing and Assembly (food and kindred products, textile mill products not including dyeing and finishing, Plastic and plastic products, and Stone, clay & glass products, transportation equipment). Non-manufacturing (Storage Tanks, Trucking and warehousing, and wholesalers. Employment Uses (Professional, administrative, or business offices, and financial insurance offices. Retail Uses (Restaurants, minor auto repair, hospitals).



April Date: June 2020

Planning Division: April 2021

**Legend**

- Woolf Crossing Boundary - Approximately 670 Acres
- Proposed Woolf Crossing Amendment - Approximately 287 Acres



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## Exhibit B

Written Communication received with staff reply

## Perry, Tabitha

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**From:** Perry, Tabitha  
**Sent:** Wednesday, May 19, 2021 7:59 AM  
**To:** mary davidson  
**Subject:** RE: Rezoning

Good morning Mary,

Thank you for taking the time to provide feedback.

Tabitha

-----Original Message-----

**From:** mary davidson <onemare@hotmail.com>  
**Sent:** Tuesday, May 18, 2021 10:36 AM  
**To:** Perry, Tabitha <TPerry@GLENDALEAZ.com>  
**Subject:** Rezoning

I am writing you to let you know that I am opposed to the warehouses and casino being built along the 303 and Northern Avenues. I live in Clearwater Farms and have for 33 years! I understand growth and progress, but, the people who live in this area are livestock owners! We have horses and people are out riding in this area! We DO NOT WANT the buildings destroying our landscape! We don't want our riding areas taken away!! We were here first! Not only will it cause traffic problems in our quiet neighborhood, it brings in a population we don't want in this area! Please stop the continued growth and building in this area! Please help stop the building of warehouses!

Sent from my iPhone

## Perry, Tabitha

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**From:** Perry, Tabitha  
**Sent:** Sunday, May 16, 2021 7:47 PM  
**To:** Tru Sue  
**Subject:** Re: Regarding any amendments for rezoning in our area

Good afternoon Trudy Hinson,

Thank you for taking the time to share your thoughts on the proposed rezoning. The existing PAD would construct a subdivision that would be developed between potential industrial (warehouse) and commercial developments. This is the reason for the proposed rezoning. The thought is such a development would not be appropriate.

Those who do not have access to computers may send a letter via mail and/or call me directly. If someone desires to share their thoughts, please share my information.

Thank you, Tabitha

Get [Outlook for iOS](#)

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**From:** Tru Sue <trusue352@gmail.com>  
**Sent:** Sunday, May 16, 2021 6:40:28 PM  
**To:** Perry, Tabitha <TPerry@GLENDALEAZ.com>  
**Subject:** Regarding any amendments for rezoning in our area

We live off of Sarival and Orangewood which is right next to all the land Glendale keeps annexing for their own greed and no care to those of us who have lived here for years. We are tired of all the warehouses going up on every corner and now talk of a dirty nasty crime infested casino going in a half mile from the house. How would you like to have your quiet farm land neighborhood be taken over by ugly big warehouses and a casino. It needs to stop, this is getting out of control. It is ruining our way of life as we know and want. Please stand in our shoes and see how it feels.

All my neighbors feel the same way.. Those who don't do computers should I pass on your number to them to?

Trudy Hinson

## Perry, Tabitha

---

**From:** Perry, Tabitha  
**Sent:** Friday, May 14, 2021 8:25 AM  
**To:** Art Gurnsey  
**Cc:** Jody Gurnsey  
**Subject:** RE: rezoning Woolf Crossing PAD Amendment

Good morning Art.

Thank you for taking the time to provide feedback. Your comment will be part of the file.

Tabitha

-----Original Message-----

**From:** Art Gurnsey <rtgurnz@cox.net>  
**Sent:** Friday, May 14, 2021 8:17 AM  
**To:** Perry, Tabitha <TPerry@GLENDALEAZ.com>  
**Cc:** Jody Gurnsey <j4gurnsey@cox.net>  
**Subject:** rezoning

Hello Tabitha Perry,

I received a notice from our neighborhood group email regarding the rezoning initiative for Northern and Sarival area. My wife and I are very much against this plan. Our home address is 16143 W. Lane Ave. Our neighborhood already feels like we are being "boxed in" by warehouses as it is. This area is changing too fast. The amount of semi truck traffic has had a noticeable increase already and most of the new warehouses don't appear to be completed as of yet. We have residential land to the South of our neighborhood but we are on the North edge of the residential if you change the zoning across Northern from us.

If warehouses are built directly across Northern ave, that would have to lower our property value. I have not done any type of research regarding residential property values near warehouse districts but if I was looking for a home and saw a busy warehouse across the street from the neighborhood, I would not consider buying that home. If the area remains zoned for residential, I think our property value would be enhanced. We have a wonderful, quiet neighborhood of acre lots and nice homes.

Please do not rezone for warehouses. The area along Loop 303 is already being flooded with new warehouses. Let us keep our little area as residential.

Thank you,

Art and Jody Gurnsey

## Perry, Tabitha

---

**From:** Perry, Tabitha  
**Sent:** Thursday, May 13, 2021 1:29 PM  
**To:** Brenda Kirkpatrick  
**Subject:** RE: Woolf Crossing Project

Hello Brenda,

Thank you for taking the time to provide feedback. The notification letter covers a 300 ft radius from the property line of the subject site case. I believe I have our information on the mailing list. Is it Jerry & Brenda Kirkpatrick at 16114 West Lane Avenue in Litchfield Park? If so, you should have received a letter by mail. Nonetheless, I am pleased to know surrounding property owners are sharing information with other property owners. The City will have the site posted on May 25th, which is another approach to ensuring property owners are aware of forthcoming hearing dates.

If non-residential development abuts residential development, a minimum of an eight (8) ft wall is required. I will double-check the case file to ensure this language is clearly stated in the PAD. I appreciate you expressing your concern and suggesting a migration option to help address your concern.

Thanks, Tabitha



**Tabitha Perry**  
Special Projects Executive Officer  
Development Services Department

tperry@glendaleaz.com  
P 623.930.2596 | C 602.400.5678  
5850 West Glendale Avenue  
Glendale, AZ 85301

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**From:** Brenda Kirkpatrick <accounts@interstatesteelsalvage.com>  
**Sent:** Thursday, May 13, 2021 1:12 PM  
**To:** Perry, Tabitha <TPerry@GLENDALEAZ.com>  
**Subject:** Woolf Crossing Project

My name is Brenda & Jerry Kirkpatrick our home is right on the back side of Northern we have 2 acre's we are not happy with is going to be going into the land behind us we think we should have at least a 8 to 10Ft Fence block fence put of we all have Farm animals and DO NOT want them affected by more traffic and people. My neighbors and our self-have been talking for some reason we seem to not have any input in with what is happening in our community and that seem very unfair, We got no letter or information from the City just by chance we found a letter floating around.

Maybe someone from your city should schedule a meeting with our community so we can express our concerns you might not want to hear them. Our home is Northern and Sarival on Lane Ave.

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## Perry, Tabitha

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**From:** Perry, Tabitha  
**Sent:** Wednesday, May 12, 2021 3:52 PM  
**To:** James Schuhs  
**Subject:** RE: Woolf Crossing PAD rezoning

Thank you Mr. Schuuhs.

I checked the mailing list, and your address is on the list. You should have received a letter to your address. I cannot explain why you did not. I am glad you were advised and took the time to provide feedback.

Tabitha



**Tabitha Perry**  
Special Projects Executive Officer  
Development Services Department

tperry@glendaleaz.com  
P 623.930.2596 | C 602.400.5678  
5850 West Glendale Avenue  
Glendale, AZ 85301

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**From:** James Schuhs <jsongsun2@gmail.com>  
**Sent:** Wednesday, May 12, 2021 3:35 PM  
**To:** Perry, Tabitha <TPerry@GLENDALEAZ.com>  
**Subject:** Re: Woolf Crossing PAD rezoning

James Schuhs  
7833 N. 161st Ave  
Litchfield Park, AZ 85340

On Wed, May 12, 2021, 4:31 PM Perry, Tabitha <[TPerry@glendaleaz.com](mailto:TPerry@glendaleaz.com)> wrote:

Thank you for taking the time to provide your feedback. The letter is a notification, but your feedback does allow staff to review and consider potential items that we otherwise may not have considered. If acceptable, please provide your mailing address. The location will allow me to evaluate your property location in comparison to the subject site area. Also, it is helpful to identify locations of concerns in comparison to the subject site.

Thanks again for taking the time to provide input.

## Perry, Tabitha

---

**From:** Perry, Tabitha  
**Sent:** Wednesday, May 12, 2021 3:49 PM  
**To:** dacia ketterer  
**Subject:** RE: Woolf Crossing PAD resining

Hello Dacia,

Thank you for taking the time to provide feedback. The Zoning Ordinance requires notification letters to be sent to a 300ft radius from the property line of the subject site. The deadline to provide input allows a minimum of 10 days for individuals to give feedback and ask questions. The rezoning request still will need to be heard before Planning Commission and City Council for approval. Your address is beyond the 300 ft radius requirement, so the notice was not sent to your address.

However, I am pleased to know those who are within the 300 ft radius and received a notice letter are communicating with other property owners.

Once again, thank you for sharing your perspective.

Respectfully, Tabitha

-----Original Message-----

**From:** dacia ketterer <daciaketterer@outlook.com>  
**Sent:** Wednesday, May 12, 2021 2:43 PM  
**To:** Perry, Tabitha <TPerry@GLENDALEAZ.com>  
**Subject:** Woolf Crossing PAD resining

Hello,

My name is Dacia Ketterer and I live at 16223 W Lane Ave which is directly across from the Woolf Crossing PAD area that will be up for rezoning from residential to industrial lots. One huge issue I have is that our neighborhood never got the letter sent about this rezoning and we are RIGHT across the damn street!!! Oh and top it off we only have under 2 weeks to say something?? Had I not seen this on the Clearwater Farms Facebook page I never would have known. Tell me how that is fair? Of course you won't get any opposition when the ones most affected aren't even informed. Clearwater Farms is west of this planned area so not sure why they even got the letter in the first place. But I digress...

I oppose this rezone greatly. I would rather see homes and a school instead of more huge, blocky industrial buildings. Our little farming community is being boxed in on all sides by industrial buildings. We moved here for the quiet and peace and views. It is bad enough we have to deal with a casino on the opposite corner from our beloved zoo being built. The pollution from idling trucks as well as the industrial "waste" is a detriment to our rapidly declining country lifestyle. This is a small neighborhood of families who worked hard to afford to have our small piece of heaven and it is a disgrace that greedy hands are dipping into the pot on this side of the valley and destroying our quiet, calm lives in favor of big city rubbish.

Home values will plummet once we become an "island" amidst the concrete and trucks and we will all lose our one piece of financial hope once we are forced to move on to get away from all this Glendale greed and garbage.

## Perry, Tabitha

---

**From:** Perry, Tabitha  
**Sent:** Wednesday, May 12, 2021 8:46 AM  
**To:** Cassie Gaarder  
**Subject:** RE: re-zoning letter-Proposed Woolf Crossing PAD Amendment  
**Attachments:** May 7th Woolf Crossing Notice.pdf

Good morning Ms. Gaarder,

The City requires notification letters to be sent out in a 300 ft radius from the subject site property line. It appears your property is out of the required notification notice area. However, I am delighted to know property owners are communicating as it is impossible to notify everyone.

I have attached the letter with attachments for your review. I'm hopeful the letter answers many of your questions/concerns.

Please contact me if you have specific questions. I would like to have the opportunity to answer your questions and hear any concerns you may have.

Thanks, Tabitha



**Tabitha Perry**  
Special Projects Executive Officer  
Development Services Department

tperry@glendaleaz.com  
P 623.930.2596 | C 602.400.5678  
5850 West Glendale Avenue  
Glendale, AZ 85301

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**From:** Cassie Gaarder <paintedequus@gmail.com>  
**Sent:** Wednesday, May 12, 2021 7:29 AM  
**To:** Perry, Tabitha <TPerry@GLENDALEAZ.com>  
**Subject:** re-zoning letter

I was recently notified of a letter that was sent out to our community regarding the rezoning of the Woolf Crossing PAD. I personally did not receive the notification letter & would like to have one sent to me ASAP so that I can respond to this. Several of my neighbors did not receive it either so I'm not sure how these were sent out.

Cassie Gaarder  
16247 W Lane Ave  
Litchfield Park, AZ 85340



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

19 May 2021

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

Ms. Tabitha Perry  
Development Services Department  
5850 W. Glendale Ave, Suite 212  
Glendale, AZ 85301

Re: ZON21-11; Woolf Crossing PAD Amendment (APN: 501-48-009, 501-48-008, 501-48-007)

Dear Ms. Perry

Thank you for the opportunity to provide comments on the Woolf Crossing PAD Amendment. This application proposes an amendment to the current Woolf Crossing PAD to eliminate 657 single-family residential lots, an elementary school, and a neighborhood park and allow commercial and/or light industrial development to better align with the Luke Compatible Land Use designation. The amendment proposes development standards that include a maximum building height of 100 feet. The 329-acre site is located south of Olive Ave, midway between Reems Rd and SR 303 in Glendale, AZ. It sits from 1 mile outside to bordering the Luke AFB 1988 JLUS 65 DNL "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" defined by A.R.S. §28-8461.

In previous correspondence, Case #DMP 2005001, Z2005002, dated 27 Jan 2005 (attached), we acknowledge that the original Woolf Crossing PAD called for residential adjacent to the 65 DNL noise contour. After reviewing the requested PAD amendment, it shows that the City of Glendale planners have worked collaboratively with developers to eliminate the residential inside Parcels C thru J of the proposed PAD; Luke AFB greatly appreciates this effort and support. Additionally, Luke recognizes this Woolf Crossing PAD Amendment and any potential for future residential units as one entire development area.

Subject to the results of an FAA Obstruction Analysis Evaluation; this request, as described in the narrative, should not negatively impact the flying operations at Luke AFB. The submitted FAA Form 7460-1 by the developer for any permanent structures, equipment used during construction and a RADAR analysis will need to be fully evaluated and cleared by all commenting parties to ensure there is no mission impact. Additionally, any production that would release substances into the air that would impair visibility or otherwise interfere with

operating aircraft such as: steam, dust, smoke or direct or indirect reflective light emissions could create negative impact and should be eliminated. 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 occupants about Luke AFB operations.

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

Sincerely

TOALE.CHRISTOPHER.P.10396  
HER.P.1039696165

Digitally signed by  
TOALE.CHRISTOPHER.P.10396  
96165  
Date: 2021.05.19 15:26:41 -07'00'

CHRISTOPHER P. TOALE

Attachment:

Woolf Crossing letter dated, 27 January 2005

cc:

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

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



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

27 January 2005

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

Mr. Gary Norris and Ms. Terri Hogan, Senior Planners  
Maricopa County Planning & Development Department  
411 North Central, 3rd Floor  
Phoenix AZ 85004-2191

Re: Case #DMP 2005001, Z2005002 Woolf Crossing

Dear Mr. Norris and Ms. Hogan

Thank you for the opportunity to provide comments on the Zone Change and Development Master Plan Application for Woolf Crossing. Woolf Crossing is located on 738.3 gross acres generally bounded by Loop 303, Northern Avenue, Reems Road and Olive Avenue. The proposal is to rezone from Rural-43 to DMP and to construct 1,363 residential dwelling units (du), commercial/office buildings, industrial/employment, open space, parks and an elementary school. The gross residential density would be 1.85 du/acre. Woolf Crossing is located inside and 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. The industrial/employment portion is inside the 65 Ldn, while the residential is graduated away from the 65 Ldn as follows: from the 65 Ldn to 1/2 mile, 1.87 du/acre and from 1/2 mile to 1 mile, 3.65 du/acre. 290 5

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 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. Woolf Crossing, with densities of 1.87 and 3.65 du/acre, falls within these guidelines.

Since Woolf Crossing will be located within the "territory in the vicinity of a military airport," it will be subjected to high noise and approximately 170 over flights per day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. We encourage an aggressive notification program on the part of the applicant and/or developer to inform potential residents about Luke AFB operations. A sample notification letter can be found on the Luke AFB web site at [www.luke.af.mil/urbandevelopment](http://www.luke.af.mil/urbandevelopment). We strongly encourage use of this letter.

If you have any questions, please contact my Community Planner, Mr. Bob Dubsy, at (623) 856-6195.

Sincerely

A handwritten signature in black ink, appearing to read 'JAMES R. MITCHELL', with a horizontal line extending to the right.

JAMES R. MITCHELL

cc:

Colonel Peter A. Costello III, Vice Commander, 56th Fighter Wing

