



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

13 Sep 2021

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

Mr. Edward Vigil  
City of Glendale, Development Services Department  
5850 W. Glendale Ave, Suite 212 Glendale,  
AZ 85301

Re: ZON21-16; Hopewell Development (APN: 501-49-014C)

Dear Mr. Vigil

Thank you for the opportunity to provide comments on the pre-application for the Hopewell Development project. The property is currently within the jurisdiction of Maricopa County and is zoned Rural-43. Hopewell intends to annex the Property into Glendale while concurrently rezoning the property to Planned Area Development (PAD) to allow for the light industrial uses that could extend up to 85' in height. The 104 acre site is located on the southwest corner of Northern Ave and Reems Rd. The parcel is inside the Luke AFB 1988 JLUS 65 and 70 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" also defined by A.R.S. §28-8461.

Subject to the results of an FAA Obstruction Analysis Evaluation (FAA Form 7460-1 – Type 1A Survey), this request, as described in the narrative, will not negatively impact the flying operations at Luke AFB; however, Luke AFB requests the right to comment on final plans submitted to the City to evaluate known building heights. The developer submitting an FAA Obstruction Analysis Evaluation for any permanent structures as well as equipment used during construction will need to be fully evaluated and cleared by all commenting parties to ensure there is no mission impact. If this rezoning application 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 tenants about Luke AFB operations.

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

Sincerely

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

