

AK-CHIN INDIAN COMMUNITY

Community Government

42507 W. Peters & Nall Road • Maricopa, Arizona 85138 • Telephone: (520) 568-1000 • Fax: (520) 568-1001



June 29, 2017

Mr. Court Rich
Rose Law Group
7144 E. Stetson Drive, Suite 300
Scottsdale AZ 85251

Re: Rezoning of the Anderson/Russell Property

Dear Mr. Rich:

I am writing in response to your email letter to Timothy Costello, Airport Manager of Ak-Chin Regional Airport, dated May 10, 2017. The development has made inroads toward compatibility with the airport by moving residential uses away from the critical Approach Zone, the area below the projected centerline of the runway (existing and proposed).

As noted in your letter, we have two remaining issues: 1) the aviation easement and 2) the high density/mixed use parcel east of Anderson Road:

- 1.) It is our position that any aviation easement should limit the maximum height of structures to the Federal Aviation Rules (FAR) Part 77 Surfaces. To allow structures to penetrate these surfaces is to allow hazardous obstructions to aviation. The height limits are not too restrictive: in the Approach Zone, 50' near the Maricopa-Casa Grande Highway, 100' by the Santa Cruz Wash and for most of the project the limit is 200'. This language must be added to the aviation easement and cannot be negotiated away.
- 2.) The high-density/mixed use parcel is better located east of Anderson Road. However, at 18 units per acre, it's too dense even for that location. We acknowledge that it recently moved 1000' further from the runway centerline (projected) but aircraft don't always follow the centerline. We feel this parcel (Parcel G), being in the Traffic Pattern Zone, should be no more than medium density, per the land plan, 6.5 units per acre.

We have been actively commenting and often objecting to the development since the rezoning was first proposed in 2013. If the landowner is willing to provide these changes, we can diminish our objection.

Sincerely,

Robert Miguel
Chairman

Cc:

Bart Smith, Community Operations Manager

Sandra Shade, Planning Director

Timothy J. Costello, Airport Manager

Ryan Wozniak, Planner, City of Maricopa