

Graduated Density Talking Paper

Dense development up to and surrounding the "high noise or accident potential zone," commonly referred to the 65 Ldn line, as defined in A.R.S. § 28-8461, may limit future operations of the U.S. Government at Luke Air Force Base. Although the "high noise or accident potential zone" is the area with the greater risk of an aircraft incident, the area within 10 miles of the base also carries a significant level of risk. Consequently, lesser densities of people surrounding the "high noise or accident potential zone" are more consistent with Luke Air Force Base's current and future operations than high densities.

Luke Air Force Base encourages cities to reduce, to the greatest extent possible, residential concentrations within 10 miles of the base. Recognizing that each political subdivision faces unique circumstances and obstacles that prevent the most aggressive implementation of low density residential within 10 miles of the base, Luke Air Force Base developed a concept of graduated development away from the 65 Ldn. This Graduated Density Concept 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 dwelling units (du) per acre (ac) from the 65 Ldn to ½ mile; a maximum of 4 du/ac from ½ mile to 1 mile; a maximum of 6 du/ac from 1 to 3 miles; and graduated densities beyond 3 miles that include open spaces, light industrial/commercial and rural uses throughout the area defined by State Statute A.R.S. § 28-8461 as "territory in the vicinity of a military airport".

- From 65 Ldn, absent more restrictive local plan:
 - To ½ mile: 0-2 du/ac
 - ½ to 1 mile: 0-4 du/ac
 - 1 to 3 miles: 0-6 du/ac
- Graduated densities beyond 3 miles
 - Include open spaces, rural, light industrial / commercial
 - Applies within "vicinity box"
- Close scrutiny of school locations within 10 miles

The Graduated Density Concept notwithstanding, Luke Air Force Base supports and encourages all efforts by the political subdivisions to further minimize densities outside the "high noise and accident potential zone." In addition, the placement of schools within 10 miles of Luke Air Force Base needs to be closely scrutinized and coordinated with Luke Air Force Base in order to ensure locations are not under historical flight paths of military aircraft.