PHOENIX-MESA GATEWAY AIRPORT AUTHORITY
5835 SOUTH SOSSAMAN ROAD
MESA, ARIZONA 85212-6014

PHONE (480) 988 7600
FAX (480) 988 2315

October 3, 2017

Planning Division
Development Services Department
City of Mesa
55 North Center Street
Mesa, Arizona 85201

Re: ***Destination at Gateway (ZON17-00247)***
Description: ***General Plan Amendment & Rezoning request***
Location: ***Williams Field & Signal Butte Roads***

Thank you for this opportunity to review this request. It is our understanding that this is a proposed minor General Plan amendment from Employment to Neighborhood Suburban, and rezoning to RS-6 PAD residential & Limited Commercial (LC). This request is for 215± acres with a proposed residential lot count of 735± located south of Williams Field Road, near Signal Butte Road and the proposed extension of State Route 24.

This site is within the recently updated Airport Overflight Area (AOA) III in Phoenix-Mesa Gateway Airport Authority's (PMGAA) 2017 Airport Land Use Compatibility Plan Update, and Gateway's defined FAA traffic pattern airspace. **Any development at this location, due to its proximity to Phoenix-Mesa Gateway Airport (the Airport) will be subject to frequent aircraft overflights and will be affected by noise. Occupants will hear and see aircraft landing and taking off from the Airport and will experience aircraft overflights that generate noise levels considered by many to be "annoying"**.

PMGAA supports the City of Mesa's voter approved General Plan and current Employment Character Area, however for any new residential development, and other permitted noise sensitive uses within AOA III the Airport would recommend the following conditions as a part of any motion for approval:

1- A fair disclosure agreement and covenant, which would include the following disclosure, should be recorded as a condition of development approval: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the Airport now and in the future include: scheduled and unscheduled commercial charters, commercial air carriers and commercial air cargo operations, all of which are expected to use large commercial aircraft; general aviation activity using corporate and executive jets, helicopters, and propeller aircraft; aviation flight training schools using training aircraft; and military activity using high performance military jets. The size of aircraft and frequency of use of such aircraft may change over time depending on market and technology changes."

2- All final subdivision plats and public reports filed with the Arizona Department of Real Estate should include the notice described in footnote 1 above.

3- Sales and leasing offices established for new subdivisions and residential development projects should provide notice to all prospective buyers and lessees stating that the project is located within an Aircraft Overflight Area. Such notice should consist of a sign at least 4-foot by 4-foot installed at the entrance to the sales office or leasing office at each project. The sign should be installed prior to commencement of sales or leases and should not be removed until the sales office is permanently

closed or leasing office no longer leases units in the project. The sign should state the disclosure in footnote 1 with letters of at least one (1) inch in height.

4- Any proposed permanent, or temporary, structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities.

Thank you for the opportunity to comment on this proposal. If you have any questions, please contact me at (480) 988-7649.

Sincerely,

Anthony Bianchi
Airport Planner

Attachment
1- Recorded Avigation Notice & Public Airport Disclosure Map

Cc: Bob Draper, Engineering & Facilities Director, PMGAA

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
20170301390 04/27/2017 10:12
KIOSK RECORDING

0361408-4-1-1
yorkj

AVIGATION NOTICE

DO NOT REMOVE

This is part of the official document

When Recorded Return To:

Phoenix-Mesa Gateway Airport Authority
5835 South Sossaman Road
Mesa, Arizona 85212-6014
Attn: Engineering & Facilities

For Recorder's Use

Avigation Notice
Phoenix-Mesa Gateway Airport Overflight Area

All of the real property (the "Property") described in "Exhibit A" attached to this Notice, lies within the boundaries of the Phoenix-Mesa Gateway Airport (or the "Airport") Overflight Area. This Notice and exhibit satisfies the requirements of Arizona Revised Statutes (A.R.S.) Sections 28-2485 and 28-2486, and is intended to provide public disclosure regarding the characteristics of the flight operations in the vicinity of the Airport and to provide notice to property owners regarding those activities. Therefore, the Airport hereby discloses and provides notice of the following:

A. Background:

Williams Air Force Base was established in 1941 and became Williams Gateway Airport after the base closure in 1994, and presently serves as a reliever airport for Phoenix Sky Harbor International Airport. The Airport was later renamed Phoenix-Mesa Gateway Airport shortly after commercial airline service began, in order to provide a clearer geographic reference for the Airport. The Airport currently has three (3) parallel runways, each around two miles in length that can accommodate nearly any size of aircraft, and approximately 1,000 vacant acres available for additional growth and development.

B. Operational Characteristics:

Phoenix-Mesa Gateway Airport is currently one of the busiest airports in the United States in terms of takeoffs and landings ("Operations") with approximately 250,000-300,000 annual Operations. The 2017 Phoenix-Mesa Gateway Airport Land Use Compatibility Plan Update determined an annual service volume, or reasonable capacity of Operations, of 498,000 Operations. The Airport is open twenty-four hours a day, so Operations may occur at any hour of the day or night.

Property within the boundaries of these overflight areas, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels and frequency that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the Airport now and in the future include: Scheduled and unscheduled commercial charters, commercial air

carriers and commercial air cargo operations, all of which are expected to use large commercial aircraft; general aviation activity using corporate and executive jets, helicopters, and propeller aircraft; aviation flight training schools using training aircraft; and military activity using high performance military jets. The size of aircraft and frequency of use of such aircraft may change over time depending on market and technology changes.

C. Phoenix-Mesa Gateway Airport Master Plan:

Phoenix-Mesa Gateway Airport has an Airport master plan that is updated periodically. The master plan provides information on future plans for the Airport. Over the long-term, aircraft operations and the utilization of the Airport is expected to increase. The current Airport master plan is available for review at the Airport's administrative office, located at 5835 South Sossaman Road in Mesa, or on the Airport's website (gatewayairport.com).

D. Public Right of Transit:

The property included in Exhibit A is subject to regulations under title 49 of United States Code, revised sections 40102 and 40103 (as amended), and 14 Code of Federal Regulations (CFR) Section 91.119, including airspace needed to ensure safety in the takeoff and landing of aircraft and the public right of transit through navigable airspace.

E. Public Airport Disclosure:

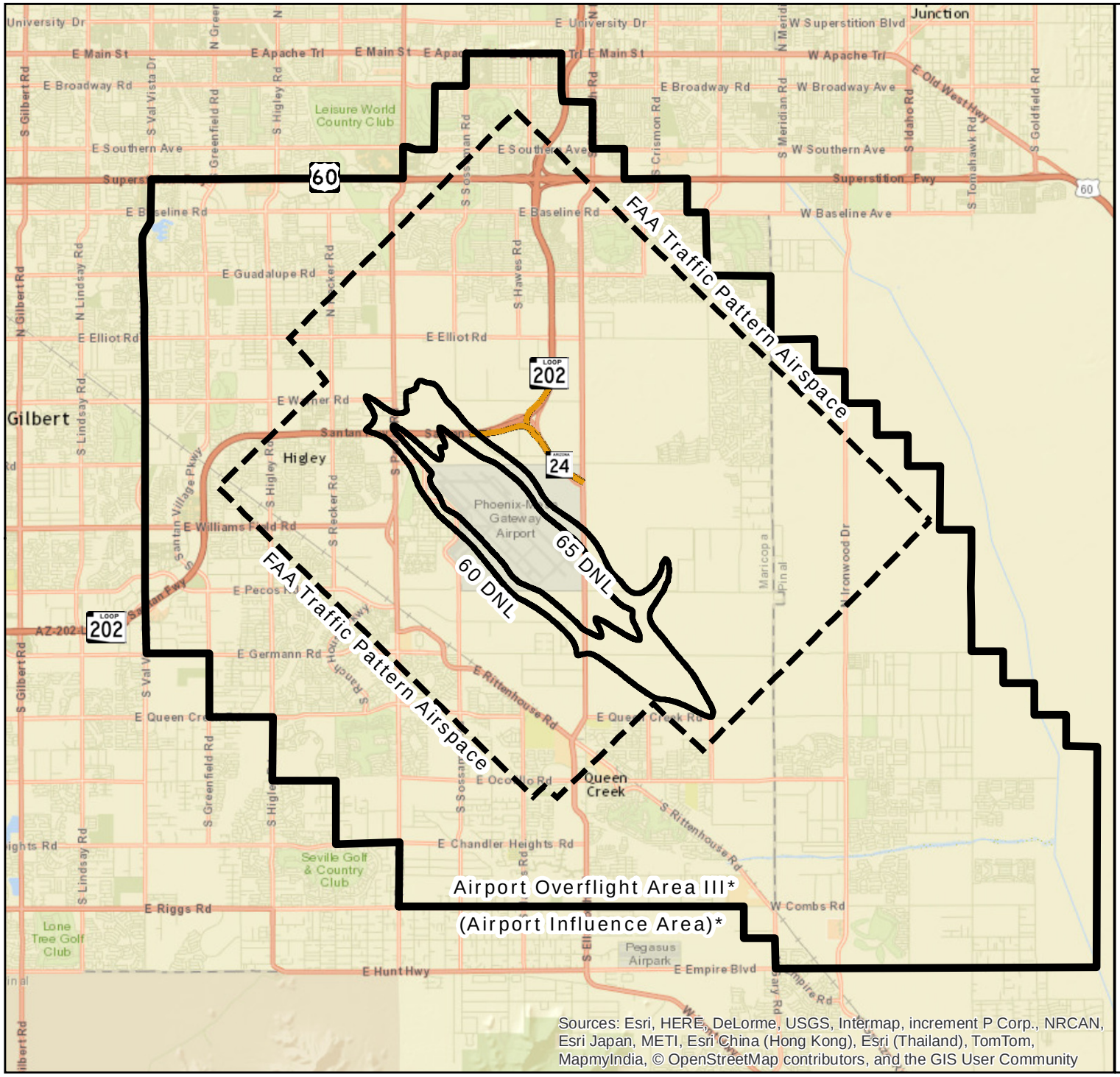
Exhibit A, the current disclosure notice and map to prospective purchasers, follows the State of Arizona guidelines regarding properties underlying the typical flight patterns for Phoenix-Mesa Gateway Airport. The Public Airport Disclosure Map is prepared in accordance to A.R.S. Sections 28-8485 and 28-8486, and generally depicts areas of aircraft overflights or aircraft operations. Public Airport Disclosure Maps are available from the Arizona Department of Real Estate's main office and website, currently at – 2910 North 44th Street, Suite 100, Phoenix, AZ 85018, and http://www.re.state.az.us/airportmaps/publicairports.aspx .

The Airport shall duly record this Notice in the Office of the County Recorder of Maricopa County.

By: RJ Draper

R.J. Draper, P.E.
Engineering & Facilities Director
Phoenix-Mesa Gateway Airport Authority

2/21/2017
Date



Phoenix-Mesa Gateway Airport

PUBLIC AIRPORT DISCLOSURE MAP

EXHIBIT A

LEGEND

Day-Night Level (DNL) Noise Contour / Airport Overflight Area Boundary

FAA Traffic Pattern Airspace Boundary

NOTES

1. This exhibit has been prepared in accordance with Arizona Revised Statutes, Sections 28-8485 & 28-8486

2. FAA Traffic Pattern Airspace boundaries established in accordance with guidelines provided in FAA Order 7400.2D

3. Airport noise contours were developed using the Aviation Environmental Design Tool (AEDT, Version 2c), based on total annual operations (takeoff and landings) of 498,000

* Applicable to new development

N

0 1 2 3 Miles

Airport Board Effective Date: February 21, 2017