



**Environmental
Planning
Commission**

**Agenda Number: 17
Project Number: 1004075
Case #: 08EPC 40047
July 17, 2008**

Staff Report

Agent	Denish + Kline Associates
Applicant	Forest City Covington NM LLC
Requests	Amendment to a Level B Sector Development Plan for a Planned Community (Mesa del Sol)
Legal Description	Mesa del Sol, Tracts 1A – 16A
Location	Generally North of the Pueblo of Isleta, South of Los Picaros Rd., mostly East of I-25 and West of Kirtland Air Force Base.
Size	Approximately 3,100 acres
Existing Zoning	PC (Planned Community)
Proposed Zoning	No change

Staff Recommendation

DEFERRAL of 08EPC 40047, at the applicant's request, for 30 days to the August 21, 2008 EPC hearing.

Staff Planner

Catalina Lehner, AICP-Senior Planner

Summary of Analysis

This proposal is for an amendment to the Mesa del Sol Level B Community Master Plan (the "Level B Plan"). The amendment consists of a proposed wireless telecommunications facilities (WTFs) Plan, the purpose of which is to allow development of a wireless telecommunications system for the Level B Plan area.

The Planned Communities Criteria (PCC), which delineates Level B plan requirements, specifies that the Environmental Planning Commission (EPC) is the approval body for Level B plans. Therefore, the proposed amendment will be considered by the EPC and is not required to be forwarded to the City Council.

Staff has reviewed a draft of the proposed Level B area WTF Plan and has several concerns, particularly regarding implications for the City's WTF ordinance and how the proposed WTF Plan will interface with the decision making process for WTF submittals. Staff has met with the applicant, and will continue to work with the applicant during the deferral period.

City Departments and other interested agencies reviewed this application from 05/05/2008 to 05/16/2008.

