



**Environmental  
Planning  
Commission**

**Agenda Number: 8  
Project Number: 1004075  
Case #: 08EPC 40047  
June 19, 2008**

**Staff Report**

<b>Agent</b>	Denish + Kline Associates
<b>Applicant</b>	Forest City Covington NM LLC
<b>Requests</b>	<b>Amendment to a Level B Sector Development Plan for a Planned Community (Mesa del Sol)</b>
<b>Legal Description</b>	Mesa del Sol, Tracts 1A – 16A
<b>Location</b>	Generally North of the Pueblo of Isleta, South of Los Picaros Rd., mostly East of I-25 and West of Kirtland Air Force Base.
<b>Size</b>	Approximately 3,100 acres
<b>Existing Zoning</b>	SU-2/PC (Planned Community)
<b>Proposed Zoning</b>	No change

**Staff Recommendation**

**DEFERRAL of 08EPC 40047, at the applicant's request, for 30 days to the July 17, 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.