ENVIRONMENTAL PLANNING COMMISSION
AGENDA

Thursday, April 13, 2017
8:30 a.m.
Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW

MEMBERS
Karen Hudson, Chair
Derek Bohannan, Vice-Chair

Maia Mullen
Bill McCoy
James Peck
Moises Gonzalez
Peter Nicholls
Dan Serrano

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NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of
the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing.
Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing
by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in
with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide
brief and concise testimony to the Commission if you intend to speak. In the interest of time, presentation
times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes;
Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized
neighborhood association or other organization may be granted additional time if requested. Applicants
and members of the public with legal standing have a right to cross-examine other persons speaking per
Rule B.13 of the EPC Rules of Conduct.

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted
at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly
discourages submission of written material at the public hearing. Except in extraordinary circumstances, the
EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly
submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER
HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.
Call to Order:
A. Pledge of Allegiance
B. Announcement of Changes and/or Additions to the Agenda
C. Approval of Amended Agenda
D. Swearing in of City Staff

1. Project# 1011160
17EPC-40003 Zone Map Amendment (Zone Change)
Consensus Planning, agent for Donna and Thomas Hunter and Spectrum Capital LLC, requests the above action for all or a portion of Lot 11A, Coleman Addition, zoned R-1 to R-2, located on Menaul Blvd. NW between 12th St. NW and Sierra Vista St. NW, containing approximately 0.72 acres. (H-13-Z)
Staff Planner: Michael Vos

2. Project# 1006936
17EPC-40005 Sector Development Plan Map Amendment
COA Metro Redevelopment Agency, requests the above action for all or a portion of Silver Gardens Subdivision, Tract 1, zoned SU-3/Housing focus to SU-3/Arts and Entertainment focus within the Downtown 2025 Sector Development Plan, located on Silver St., between 1st and 2nd St., SW. (K-14-2)
Staff Planner: Cheryl Somerfeldt

3. Project# 1006864
17EPC-40004 Site Development Plan for Subdivision Amendment
Consensus Planning, agent for Pulte Group, requests the above action for all or a portion of Lots 63, 64, 66, and 67 of Del Webb @ Mirehaven Phase 2A subdivision and future Lots 108, 109, and 116 of Del Webb@ Mirehaven Phase 2B subdivision (currently a portion of Tract M1, Watershed Subdivision). To request Exceptions to the Height Restrictions per the Northwest Mesa Escarpment Plan, containing approximately 47.05 acres. (H-08-Z & H-09-Z)
Staff Planner: Maggie Gould

4. Project# 1005280
16EPC-40080 Site Development Plan for Building Permit
16EPC-40081 Amended Site Development Plan for Subdivision
Martin Grummer Architect, agent for JMD-McMahon, LLC, requests the above actions for all or a portion of Lots 2, 4, 5, 6a, 7a, 8, and 9 in McMahon Market Place, zoned SU-1 for C-1 Uses, located on McMahon Blvd. NW between Unser Blvd. NW and Fineland Dr. NW, containing approximately 14 acres. (A-11) (CONTINUED FROM MARCH 9, 2017 HEARING)
Staff Planner: Cheryl Somerfeldt

5. Project# 1010582
16EPC-40077 Zone Map Amendment (Zone Change)
16EPC-40078 Site Development Plan for Building Permit
right-of-way, Tract 107B2A1 excluding portion to the right-of-way, MRGCD MAP #33, zoned M-1 to SU-1 for M-1, Solid Waste Transfer Station and Convenience Center and Household Hazardous Waste Collection, located on Edith Blvd., NE, between Comanche Rd., NE and Rankin Rd. NE, containing approximately 22 acres. (G-15) (DEFERRED FROM JANUARY 12, 2017 HEARING)

Staff Planner: Maggie Gould

6. OTHER MATTERS:
   A. Approval of February 2, 2017 Action Summary Minutes
   B. Approval of February 9, 2017 Action Summary Minutes
   C. Approval of March 9, 2017 Action Summary Minutes

7. ADJOURNED