



July 22, 2025 (replaces letter dated July 10, 2025)

Mr. Daniel Aragon, Chair
Environmental Planning Commission
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Savio Ridge Site Plan-EPC – Major Amendment

Landscape Architecture
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Dear Chairman Aragon,

The purpose of this letter is to request a Major Amendment to the recently approved Site Plan – EPC (PR-2025-011387/SI-2025-00040). The subject property is located at 9601 Tierra Pintada Boulevard NW and is legally described as *Tract N-1 Correction Plat of Tracts N-1 & N-2 Watershed Subdivision (A replat of Tract N Watershed Subdivision) containing 110.00 Acres*.

PROJECT HISTORY

The subject property is located within the Westland Master Plan (Framework Plan) and is currently zoned Planned Community (PC) for Planned Residential Development, which allows for single-family development. The property is located within the West Mesa Community Planning Area and is designated as an Area of Change. It is not located within any designated Corridors or Centers, although the Westland Activity Center and I-40 Commuter Corridor are less than a mile to the southeast of the subject site.

Albuquerque Public Schools intended to develop a high school with associated parking and amenities on the western portion of the property. The School Board determined that they will not develop a high school on this property and designated it as surplus. Through a Competitive Bid process, Pulte Group was selected as the purchaser and developer of the surplus property. The site is now owned by Pulte Homes of New Mexico.

Per the Integrated Development Ordinance (IDO) Section 14-16-6-6(l)(c)(3) & 14-16-6-6(l)(c)(4), the Site Plan was heard by the Environmental Planning Commission (EPC) due to the presence of sensitive lands (steep slopes) on the site that cannot be avoided during development and its location adjacent to the Petroglyph National Monument. On March 20, 2025, after extensive review and public outreach, the EPC approved a Site Plan to develop a 212 single-family detached residential subdivision on the vacant western portion of the APS property.

The Site Plan – EPC prioritized the protection of steep slopes adjacent to the Monument and the restoration of the damaged and scarred area while balancing the need to grade some steep slope areas to facilitate housing development of the property.

The Site Plan was reviewed by the Development Facilitation Team (DFT) according to the conditions of approval set by the EPC, and the DFT approved the Final Sign-off for the Site Plan on May 14, 2025. The Bulk Land Plat was approved by the Development Hearing Officer (DHO) on May 21, 2025, and the Savio Ridge property is legally described as *Tract N1B Watershed Subdivision containing 60.08 acres (DHO-PR-2024-010189/MAJOR_PLT-2025-00003)*.

PRINCIPALS

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ASSOCIATES

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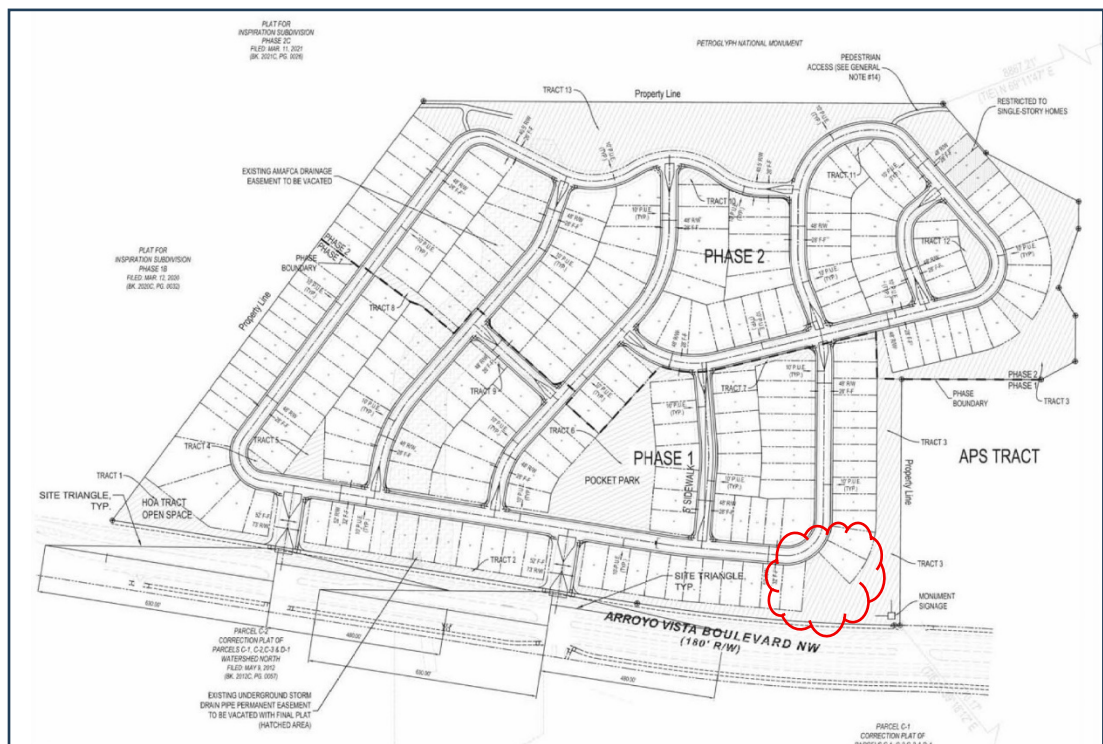
PROPOSED AMENDMENT

The following change to the Site Plan is detailed below:

- The addition of one extra lot on the southeast corner of the subdivision.

After the review of the grading and drainage needs, it was identified that there was extra space that could accommodate another lot in the southeast corner of the plan. This location does not impact any sensitive lands or issues with adjacency to the Monument.

Per IDO 6-4(X)(2), this amendment does not meet the criteria for a minor amendment because it increases the maximum number of residential dwelling units in the proposed development from that which was shown in the existing approved site plan.



Existing approved EPC Site Plan (Location of additional lot)

SITE PLAN – EPC JUSTIFICATION

The following narrative explains how the Applicant's request for an Amendment to the Site Plan-EPC complies with the criteria outlined in IDO Section 14-16-6-6(I)(3) as follows:

6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

Applicant Response: The Site Plan is consistent with the ABC Comp Plan by furthering the following Goals and Policies:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.



Applicant Response: This request furthers this policy because the additional lot proposed is low-density residential. It protects the identity and cohesiveness of the neighborhoods by matching the scale, identity, and character of the surrounding neighborhoods to the east and west (Inspiration, Del Webb Mirehaven, Pulte Traditional, and Stormcloud) and the institutional/recreational land uses to the east (APS K-8 School) and south (Sports Complex).

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

Applicant Response: The amendment furthers this goal by providing needed new housing on an undeveloped site conveniently accessible to the Tres Volcanes Collaborative K-8 School, Jennifer Riordan Spark Kindness Sports Complex/ Albuquerque Regional Sports Complex, Nusenda Community Stadium, walking trails and open space (Atrisco Terrace and the Petroglyph National Monument), the future Westland Activity Center, I-40 Commuter Corridor, Ladera Golf Course, Coors/I-40 Activity Center, and Ladera Activity Center, etc. This development will allow for more places for people to live with direct access to work, shopping, and play opportunities in the surrounding area.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Applicant Response: The amendment furthers this policy by providing new housing in the West Mesa community in an appropriate location that has convenient access to a variety of institutional and educational uses adjacent to the subject property, next to several recreational facilities and commercial uses, and nearby Activity Centers and Commuter Corridors.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Applicant Response: This amendment furthers Goal 5.3 by proposing an additional lot in an area with existing infrastructure along Arroyo Vista Boulevard. Development of this site will maximize the use of existing trails, roads, water and other utilities as well as the school, and other public facilities in the area. This will be an efficient use of land supporting the public good as it will provide an additional home and contribute to the improvement of the housing stock in the region.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Applicant Response: The amendment furthers Policy 5.3.1 because the development of this site and the additional lot supports growth in an area with existing infrastructure and public facilities. The subject property is located between the Inspiration subdivision and the Tres Volcanes K-8 school, and across from the Nusenda Community Stadium, and the Albuquerque Regional Sports Complex. There are existing roads, water, sewer, and drainage infrastructure that will support additional growth brought on by this additional lot.

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Applicant Response: *The amendment furthers this policy because this additional lot will be part of a new development that will supply 213 new high-quality single-family homes at a variety of price levels to meet current and future housing needs.*

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e., urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

Applicant Response: *The amendment furthers this policy because the proposed additional lot enhances the character of the neighborhood by developing an underused portion of the site with residential use that is consistent with the approved Site Plan and compatible in density, site design, relationship to the street with the surrounding neighborhoods to the east and west (Inspiration, Del Webb Mirehaven, Pulte traditional, and Stormcloud) and the institutional/recreational land uses to the east (APS K-8 School) and south (Sports Complex).*

6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

Applicant Response: *This criterion is not applicable. There was not a previously approved NR-SU or PD zoning covering the subject property, it is zoned PC.*

6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Applicant Response: *The amended Site Plan complies with applicable provisions of the IDO, the DPM, the Westland Master Plan, and the EPC conditions of approval in March 2025 that were applied to this property. The current Site Plan was reviewed extensively by the EPC and the DFT staff prior to receiving approvals. All notes and development data remain unchanged except for the addition of one lot to the southeast corner of the plan.*

6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

Applicant Response: *The City's existing infrastructure and public improvements have adequate capacity to serve this additional lot. The cost of any additional infrastructure improvements necessary to serve the lot and the entire project will be provided by the Applicant through an Infrastructure Improvement Agreement that is tied to the Preliminary Plat.*

6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.



Applicant Response: *The application will not have any significant material adverse effects on the surrounding areas and in fact offers improvements to the visual impact of the hillsides, trail and amenity improvements, and the provision on new housing. The existing Site Plan that was recently approved went through an extensive review process to ensure that the project mitigates significant adverse impacts on the project site to the maximum extent possible by maintaining and restoring the steepest and over-used slope areas adjacent to the Petroglyph National Monument while allowing grading and development appropriate to the site. These conditions hold for the additional lot being added to the southeast corner of the development.*

6-6(l)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Applicant Response: *The subject site is not located within a Master Development Plan.*

6-6(l)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other lands in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Applicant Response: *The subject site is not located in the Railroad and Spur Area.*

6-6(l)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

Applicant Response: *An outdoor or site lighting performance analysis is not relevant and was not requested.*

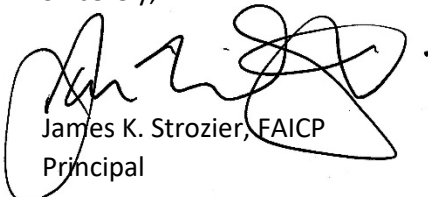
CONCURRENT FRAMEWORK PLAN AMENDMENT

An application for an amendment to the Westland Master Plan (Framework Plan) was also submitted to change the land use designation for the Savio Ridge property from “education” to “residential” per EPC, DFT, and DHO conditions of approval. This is also being heard by the EPC concurrently with this application. The EPC will make a recommendation to the City Council regarding the Framework Plan Amendment pursuant to IDO 14-16-6-4(Y) Amendments of Pre-IDO Approvals.

CONCLUSION

Based on the IDO criteria and the responses provided above, we respectfully request approval of the attached Major Amendment to the Site Plan – EPC.

Sincerely,


James K. Strozier, FAICP
Principal