

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
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OFFICIAL NOTICE OF DECISION

August 21, 2025

Pulte Group
7601 Jefferson Street NE
Suite 320
Albuquerque, NM, 87102

Project # [SP-2025-00053](#)
Site Plan – EPC, Major Amendment

LEGAL DESCRIPTION:

Consensus Planning, agent for Pulte Group requests a Major Amendment to the recently approved Site Plan-EPC (PR-2025-011387/SI-2025-00040), for all or a portion of Tract N-1-A and N-1-B, Bulk Land Plat of Tracts N-1-A & N-1-B, Watershed Subdivision (A replat of Tract N-1) Containing approximately 110 acres, located on Arroyo Vista Blvd NW, west of Tierra Pintada Blvd. NW.

(J-7)(J-8)(H-8)

Staff Planner: William Steele

On August 21, 2025, the Environmental Planning Commission (EPC) voted to APPROVE Plan # SP-2025-00053, Site Plan – EPC, Major Amendment based on the following Findings and subject to the following Conditions of Approval.

FINDINGS – SP-2025-00053 - Site Plan – EPC, Major Amendment

1. The request is for a Major Amendment to a Site Plan – EPC to add one (1) lot to the southeast corner of a subject site approved for 212 lots with single-family dwellings. The amendment would increase the total allowed lots to 213.
2. Pursuant to IDO §14-16-6-4(X)(3)(a), amendments that change the number of residential units are not allowed to be decided as minor amendments. Major amendments are to be decided by the original decision-making body.
3. Sensitive Lands Analysis is not required for this Major Amendment. During the review of the associated Site Plan – EPC request, approved in March 2025, The EPC reviewed the sensitive lands analysis provided by the applicant, including mitigation actions taken to preserve the some of the steep slopes and sensitive lands, due to the disturbance of steep slopes on the subject site and its proximity to the Petroglyph National Monument.
4. The EPC is the reviewing and final decision-making body for the Major Amendment to a Site Plan – EPC. The request does not qualify as a minor amendment because it would increase the number of residential dwelling units approved [IDO §14-16-6-4(X)(2)(a)(5)]. The major amendment must be approved by the original decision-making body [IDO §14-16-6-4(X)(3)(a)].

5. The subject site is zoned PC (Planned Community), a zoning designation received upon adoption of the IDO. The subject site was formerly zoned PDA as noted in the Westland Master Plan (Framework Plan).
6. Pursuant to IDO §14-16-2-6(B)(7) Development on Properties with PC Zoning are required to have an approved Framework Plan prior to development. The subject site is within the Westland Master Plan (Framework Plan), which guides development for the area.
7. In April 1999, the EPC voted to recommend approval to the City Council for annexation of 1,732 acres of the Westland property (AX-99-2). The City Council annexed the area in September 1999, which allowed implementation of the Westland Master Plan (SPR-96-2)

The subject site is within the Westland Master Plan (Framework Plan), last amended in 2019 (Bill No. R-18-112, Enactment No. R-2019-013).

In July 2012, the EPC voted to forward a recommendation of approval for an amendment to the Westland Master Plan which responded to future development plans for an education complex, athletic fields and a regional park, the amendments also modified land uses, changed densities, changed acreages and revised certain Plan concepts. The new land use categories of E (Education) and R (Recreation) were introduced. Changes were made to the SU-2/R-LT, SU-2/PDA, SU-2/TCV and SU-2/TC zones. The Council approved the proposal via Council Bill No. R-12-80.

On March 20, 2025 the EPC approved the request for a Site Plan – EPC for a 60-acre portion of approximately 110 acres of Tract N-1, located at 9601 Tierra Pintada Blvd. NW, at the NW corner of Arroyo Vista Blvd. NW and Tierra Pintada Blvd. NW (PR-2025-011387, VA-2025-00020, SI-2025-00040)

In May 2025, the Development Hearing Officer approved a Bulk Land Subdivision (BULK_PLT-2025-00001) of the 60-acre portion of approximately 110 acres of Tract N-1 to create two tracts.

8. The Albuquerque/Bernalillo County Comprehensive Plan, and the Westland Master Plan Framework Plan are incorporated herein by reference and made part of the record for all purposes.
9. The subject site is within an Area of Change and the West Mesa CPA as designated by the Comp Plan.
10. The request is consistent with POLICY 4.1.2 IDENTITY AND DESIGN from Comprehensive Plan Chapter 4 regarding Community Identity: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed amendment to include one additional lot is within the parameters of the total dwelling units planned for the Westland Master Plan (“Westland”). The development will align with the scale and location of the two single-family residential subdivisions directly to the west and northwest of the subject site.

11. The request is consistent with the following Goals and Policies related to Land Uses, and Development Patterns from Comprehensive Plan Chapter 5: Land Use.
 - A. POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request could contribute to a developing healthy and a distinct community by increasing the total number of single-family residential homes in an area that is planned to have a mix of uses.

Although the area is primarily developed with residential uses at this time, the residential development will be adjacent to an existing k-8 Albuquerque Public School which is conveniently accessible and utilized by students from surrounding neighborhoods. The proposed residential development completes development in the Planned Development Area (PDA) zoning designation sub-area within the Westland Framework Plan and will contribute to creating a healthy, sustainable, and distinct community.

- B. 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.

This request would promote development patterns that maximize the utility of existing infrastructure and public facilities surrounding the subject site. The proposed lot is located in an approved Site Plan - EPC for a single family residential development on a municipal street with existing public infrastructure and the existing utilities such as water and sewer. The location is convenient for future residents to utilize the adjacent K-8 Albuquerque Public School (APS) and is across the street from a regional sports complex and APS sports stadium. The amendment will support the public good by providing more housing in an area already supporting single-family residential development.

- C. POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

This request promotes infill development in an area that has access to existing infrastructure and public facilities, where at least 75% of the adjacent lots are developed. The subject site is undeveloped and located between a residential subdivision and an Albuquerque Public School. The proposed lot within the residential development will eventually connect to existing City infrastructure such as roads, electric and water. The adjacent public facilities, such as the sports complex and stadium, will support the additional residential growth by allowing future residents the opportunity to easily access and utilize those facilities.

12. The request is consistent with POLICY 9.2.1 COMPATIBILITY from Comprehensive Plan Chapter 9 regarding Housing: 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.

The request would encourage more single-family residential housing in the Westland Master Plan and support a future urban area on the west side of the City. The Westland Master Plan specifies that residential housing development is allowed in the PC zone district and stipulates the appropriate density. The residential development will follow the IDO design standards where the Westland Master Plan is silent and where no design standards have been provided by the applicant on the governing Site Plan-EPC. The development will be compatible with the surrounding development context and maintain compatibility with the surrounding subdivisions.

13. The request meets the Site Plan-EPC Review & Decision Criteria in IDO §14-16-6-6(I)(3) as follows:

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

The applicant has demonstrated, through a policy-based analysis, that the request would be generally consistent with the Comprehensive Plan as required pursuant to IDO §14-16-6-6(I)(3). The applicant's responses are contained in the revised project letter dated July 22, 2025 (see attachment). Staff agrees with the applicant's main arguments that the request would promote

development that enhances the following Goals and Policies from Chapters in Comprehensive Plan: Policy 4.1.2 Identity and Design, Policy 5.2.1 Land Uses, Goal 5.3 Efficient Development Patterns, Policy 5.3.1 Infill Development, Policy 9.2.1 Compatibility.

- B. 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 subject property and any related development agreements and/or regulations.

There are no previously approved NR-SU and PD zoning covering the subject property, nor any related development agreements or regulations related to the Site Plan.

- C. 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.

The Site Plan generally complies with all applicable provisions of the Westland Master Plan, IDO and other City regulations, including any conditions of approval required by the EPC. This Site Plan adheres to any terms and conditions specifically applied to the development of the property in a prior permit or approval affecting the property. The Site Plan with the additional lot will be reviewed by the Development Facilitation Team (DFT) to ensure compliance with applicable provisions of the Development Process Manual (DPM) and to ensure that infrastructure is sufficient for with the addition of the single lot.

- D. 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.

The existing infrastructure and public improvements have adequate capacity for the proposed development. As part of the EPC approved development, the additional lot will connect to existing utilities, ensuring that it does not impose a strain on existing City infrastructure. The project site is surrounded by existing paved roads. Waivers to DPM and IDO requirements for streets and sidewalks have been approved prior to final sign-off by the Development Hearing Officer in accordance the EPC Conditions of Approval on March 20, 2025 for the controlling Site Plan.

- E. 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.

On March 20, 2025, the EPC approved the Controlling Site Plan, which plans to remove the majority of the steep slopes greater than 9% existing on the proposed development site and rebuild the slopes that are north and adjacent to the Petroglyphs National Monument. This is intended to mitigate the burden on the Northwest Mesa Escarpment. The applicant has agreed to comply with the Westland Master Plan, DPM, adopted City regulations, PC approved standards and the IDO's use specific standards for low-density residential development. The proposed additional lot is not located in an area where steep slopes are located. Hydrology has approved the Grading & Drainage Plan (HT # J08D003B) for the subject site with an engineer's stamp dated 4/7/2025. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation.

- F. 6-6(I)(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.

The subject site is not within an approved Maser Development Plan. It is within an approved Framework Plan.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to section §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.

A cumulative impact analysis is not required, because the subject site is not in the Railroad and Spur Small Area.

- H. 6-6(I)(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 outweighs the expected impacts.

An outdoor or site lighting performance analysis has not been requested or required.

14. A Site Plan Analysis was submitted and approved by the EPC on March 20, 2025 for the proposed 60-acre single-family development consisting of 212 single-family residential lots. The request would add one lot on the southwestern corner of the Site Plan, totaling 213 single family residential dwelling units allowed on the subject site.
15. The area of the additional lot was originally planned as a drainage area, but upon review of the preliminary Grading and Drainage plan, the applicant and City Hydrology determined that the full area was not needed for drainage, resulting in room for an additional lot on the Site Plan (See attached Site Plan amendment and Grading & Drainage Plan). Amendments to the Planting Plan (Landscape Plan) and Conceptual Utility Plan were also provided, depicting the additional lot.
16. Where the Westland Master Plan (Framework Plan) is silent, the development is subject to IDO standards. The Site Plan-EPC may establish requirements beyond what is required by the Framework Plan or IDO. Where the Site Plan is silent, the development is subject to IDO and Framework Plan standards.
17. The applicant notified the following Neighborhood Associations within 660-feet of the subject site: WSCONA, Tres Volcanes NA, and Del Web Mire haven NA; and property owners within 100-feet of the subject site as required.
18. At the time of this writing, staff has not received any comments supporting or opposing the amendment to the Site Plan.
19. Staff has crafted conditions of approval needed to improve compliance with applicable IDO standards and provide clarity for the future.

CONDITIONS OF APPROVAL

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1. Pursuant to IDO §14-16-6-4(O)(4), any Conditions of Approval shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
2. The Applicant shall coordinate with the Staff Planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the Staff Planner for filing with the Planning Department.
3. After coordinating with the Staff Planner, the applicant shall submit the final version of the Site Plan to the Development Facilitation Team (DFT) for final sign-off. Pursuant to IDO §14-16-6-6(I)(2)(m), Site Plans shall be reviewed administratively for compliance with Conditions of Approval, the DPM, and zoning standards prior to the issuance of a building permit. The reviewer shall ensure that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
4. The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **September 5, 2025**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), §14-16-6-4(U) (Appeals). The IDO is available online here: <https://www.cabq.gov/ido>. A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

You will receive notification if anyone files an appeal. If the decision is not appealed, you can receive building permits any time after the appeal deadline, provided all conditions of approval associated with the decision and all other applicable regulations have been met.

Sincerely,



for Alan Varela
Planning Director

AV/WS/MJ

cc: Pulte Group, Kevin Patton, Kevin.Patton@PulteGroup.com
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Tres Volcanes NA, Rick Gallagher, randm196@gmail.com

Westside Coalition of Neighborhood Associations, Jane Baechle, jane.baechle@gmail.com

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EPC file