



Environmental Planning Commission

Agenda Number: 2
Project #: 2025-011387
Case #: SI-2025-00040
Hearing Date: February 20, 2025

Staff Report

Agent	Consensus Planning, Inc.
Applicant	Pulte Group
Request	Site Plan - EPC
Legal Description	Tract N-1, Correction Plat of Tracts N-1 & N-2, Watershed Subdivision (AREPL OF TR N WATERSHED SUBD) 9601 Tierra Pintada Blvd. NW at the NW corner of Arroyo Vista Blvd. NW and Tierra Pintada Blvd. NW,
Location	
Size	Approximately 110 acres
Existing Zoning	Planned Community (PC)

Staff Recommendation

DEFERRAL of Project # 2025-011387
SI-2025-00040

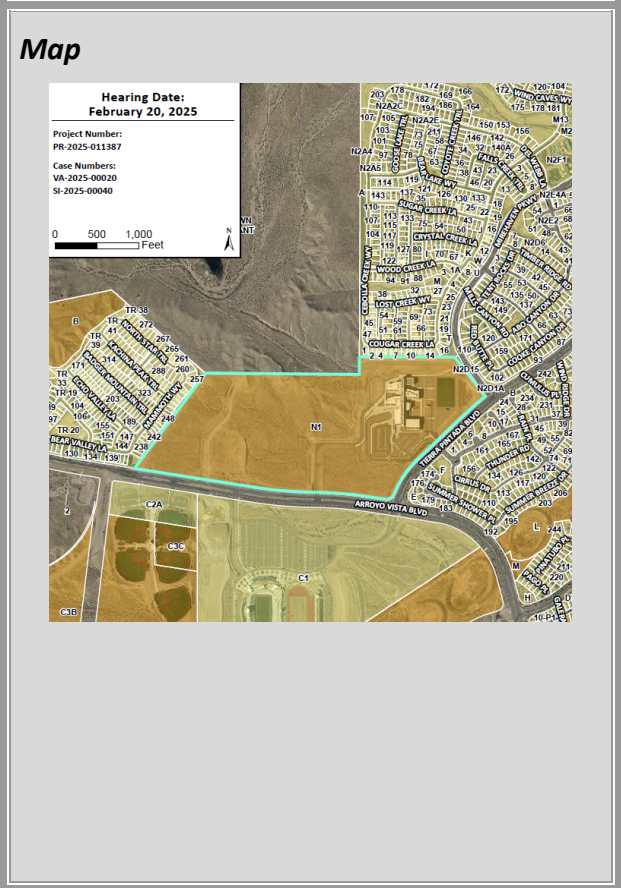
Staff Planners:
Megan Jones, Principal Planner
William Steele, Senior Planner

Summary of Analysis

Staff and the Applicant are in agreement with the request for a 1 month deferral to allow the Applicant additional time to update the site plan drawings based on the coordination efforts with WSCONA, City Open Space and the National Park Service. The applicant is also waiting for approval of the Conceptual Grading and Drainage Plan as a requirement from City Hydrology. Staff is awaiting comments from Indian Nations, Tribes, or Pueblos and Tribal Representatives. The EPC will not be able to hear the request prior to these comments being submitted.

The request is for a Site Plan – EPC for a single-family development on 214 lots zoned Planned Community (PC). A Site Plan – EPC is required due to the proximity to Major Public Open Space (Petroglyph National Monument) and the disturbance of sensitive lands (steep slopes). This Site Plan is subject to the Westland Framework Plan.

Required notification was sent to all property owners within 100 feet of the subject site and neighborhood associations within 660 feet.



RE: Savio Ridge - Site Plan - EPC

From Jim Strozier <cp@consensusplanning.com>

Date Wed 2/12/2025 3:42 PM

To Jones, Megan D. <mdjones@cabq.gov>; Ayoni Oyenuga <oyenuga@consensusplanning.com>

Cc Kevin Patton <Kevin.Patton@PulteGroup.com>; Steele, William J. <wsteele@cabq.gov>

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Megan,

Sorry for the delay, it has been a crazy couple of days. DHO and DFT has been all consuming.

We are in agreement with the deferral. This will give us time to complete our coordination and obtain the letter of support from the West Side Coalition of Neighborhoods (we know that they are finalizing it), review the existing Park Service easement and pedestrian access to the existing trailhead into the Monument, complete the coordination and approval of the Conceptual Grading and Drainage Plan (Tiequan is out of town, but he indicated that he will approve when he gets back in the office), and update the site plan to reflect the agreement with the neighbors and the Monument. The additional time will provide an opportunity to pull all of this information for staff to review prior to the March EPC meeting.

Can you update us on the status of the City's tribal notification?

Thanks and sorry for the delay.

Jim Strozier, FAICP

Consensus Planning, Inc.

302 8th Street NW

(505) 764-9801

From: Jones, Megan D. <mdjones@cabq.gov>

Sent: Tuesday, February 11, 2025 10:15 AM

To: Jim Strozier <cp@consensusplanning.com>; Ayoni Oyenuga <oyenuga@consensusplanning.com>

Cc: Kevin Patton <Kevin.Patton@PulteGroup.com>; Steele, William J. <wsteele@cabq.gov>

Subject: Re: Savio Ridge - Site Plan - EPC

Good morning, Jim and Ayoni,

Can you please confirm that the email below was received and that the applicant understands and accepts the reasons for a deferral?

Megan Jones, MCRP | MPA

Principal Planner

Current Planning/EPC | UD&D

o 505.924.3352

e mdjones@cabq.gov

cabq.gov/planning

Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

From: Jones, Megan D. <mdjones@cabq.gov>

Sent: Thursday, February 6, 2025 12:02 PM

To: Jim Strozier <cp@consensusplanning.com>; Steele, William J. <wsteele@cabq.gov>

Cc: Langan-McRoberts, Colleen <cmcroberts@cabq.gov>; Ayoni Oyenuga <oyenuga@consensusplanning.com>; Kevin Patton <Kevin.Patton@PulteGroup.com>; Vos, Michael J. <mvos@cabq.gov>

Subject: Re: Savio Ridge - Site Plan - EPC

Good afternoon,

Based on several circumstances, staff is recommending a one-month deferral of this request.

There are still several items that need to be coordinated between the applicant and Open Space, the Petroglyph National Monument Staff, and EPC staff. The conceptual grading and drainage plan must also be approved prior to the EPC review of this Site Plan, per the City Hydrologist. We have not received an update from Consensus Planning on this after the email sent on Thursday January 30, 2025 although we are aware that it has been submitted for review by City Hydrology.

The items discussed during the facilitated meeting are also still being mitigated by the applicant per the email received from Consensus Planning today, February 6, 2025. Staff will need to review the updated Site Plan with enough time, prior the EPC review alongside the conceptual G&D Plan.

Yesterday was the 15 Day Written Materials & Evidence deadline per the EPC rules, therefore any new evidence, including updates to the Site Plan and the G&D Plan will require a deferral of the case in order for staff to have enough time to review and analyze the updates.

It is our understanding that updates to the Site Plan are needed and being made in response to Open Space Comments, Petroglyph National Monument comments, the approved conceptual G&D Plan and any mitigation efforts based on concerns received at the facilitated meeting.

Also, pursuant to IDO 14-16-6-4(I), staff is awaiting comments from Indian Nations, Tribes, or Pueblos and Tribal Representatives. The EPC will not be able to hear the request prior to these comments being submitted.

Please let us know that you received this correspondence and if the applicant is in agreement with this deferral, as we will be recommending it in the staff report for the reasons listed above.

Thank you