



Environmental Planning Commission

Staff Report

Agenda Number: 4
Project Number: 1000501
Case #: 14EPC 40062
October 9, 2014

Agent	Thanh Nguyen
Applicant	New Mexico Vietnamese Buddhist Association
Requests	Site Development Plan for Building Permit
Legal Description	Lot 16-A Block 8, Plat of Lot 16-A Block 8 Casas Serenas Subdivision
Location	420 Pennsylvania St. SE, between Bell Ave. SE and Trumbull Ave. SE
Size	Approximately 0.92 acres
Existing Zoning	SU-1 for Church & Related Uses
Proposed Zoning	No change

Staff Recommendation

APPROVAL of 14EPC 40062 based on the Findings beginning on Page 10, and subject to the Conditions of Approval beginning on Page 12 .

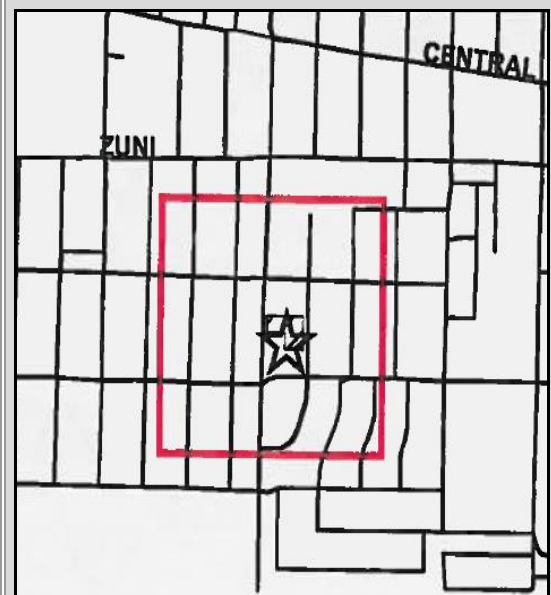
Staff Planner
Vicente M. Quevedo, Planner

Summary of Analysis

This is a request to construct a new 5,000 square ft. building for church related storage and health / exercise uses on an existing .92 acre lot located in the Trumbull neighborhood at 420 Pennsylvania St. SE between Bell Ave. and Trumbull Ave.

The site is located within the Established Urban area of the Comprehensive Plan, and site layout is governed by an approved Site Plan for Subdivision and the Trumbull Neighborhood Sector Development Plan. The Site Development Plan for Subdivision does not include any design standards. The request will allow the existing Buddhist Temple to expand and accommodate a growing number of meditation participants.

No facilitated meeting was recommended or held. No known neighborhood opposition exists for this request. Staff is recommending approval with conditions.



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for Church & Related Uses	Established Urban, Trumbull Neighborhood Sector Development Plan	Church (Buddhist Temple), Single-Family Residential (unoccupied)
North	R-T, R-2	”	Single & Multifamily Residential
South	R-T, R-2	”	Single & Multifamily Residential
East	R-T	”	Single-Family Residential
West	R-2, SU-1 for Public Recreational Center/Park	”	Community Center / Parks, Single & Multifamily Residential

II. INTRODUCTION

Proposal

This is a request for a site development plan for building permit to construct a 5,000 square foot warehouse building for church related uses on Lot 16-A Block 8, Plat of Lot 16-A Block 8 Casas Serenas Subdivision, an approximately .92 acre site, located on Pennsylvania Street SE, between Bell Avenue SE and Trumbull Avenue SE. The applicant states that approximately 4,000 square feet is proposed as storage and approximately 1,000 square feet is proposed as space for Tai-Chi and meditation classes.

The applicant intends to demolish an existing dwelling unit located at the southern end of the property, and replace it with the proposed building. The request will allow the existing Buddhist Temple to store church related items, expand its activities and accommodate a growing number of meditation participants.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because it is the approval body for site development plans that are required by the SU-1 Special Use Zone, §14-16-2-22. The EPC will be the final decision-making body for the proposal [Ref: §14-16-2-22(A)(1), the SU-1 Zone, and §14-16-3-11 Site Development Plan Approval] unless the EPC decision is appealed. If so, an appeal would go to the Land Use Hearing Officer (LUHO) then City Council [Ref: § 14-16-4-4-(A)(2)]. This is a quasi-judicial matter.

Context

The subject site is located in a residential neighborhood. To the north and south are a variety of single and multi-family residential uses. To the east is mostly single-family residential. To the west are a wide variety of uses, including single and multi-family residential, the Trumbull Community Center and Trumbull Park.

The existing Buddhist Temple is only active on weekends and special events. The site currently contains parking, landscaped areas, a 2,000 square foot single story structure containing a meditation hall, restroom, and a 6,000 square foot two story structure containing worship prayer rooms (second floor) and a religious education area and restroom (first floor).

History

The existing Buddhist Temple has been at the current location for 26 years. In 1987, the EPC approved a zone map amendment (Z-87-116) from R-2 to SU-1 for Church to allow the Buddhist Temple on Lots 5 and 6, Block 8, Casas Serenas Subdivision. In 1992, the EPC approved a site development plan amendment (Z-87-116-1) for the Buddhist Temple property. In August 2000, the EPC approved a zone map amendment from R-T to SU-1 for Church (Case # 00110-00000-00604), and a site development plan for subdivision (Case # 00138-00000-00869) for Lots 5, 6, 17 and 18. The Certificate of Zoning was issued in November 2001. However, the site plan was never signed off on by the Development Review Board (DRB), and due to a time lapse of over a year the applicant was required to return to EPC in order to receive approval. In June 2003, the EPC approved a site development plan for subdivision (Case # 03EPC 00731) and a site development plan for building permit (Case # 03EPC 00707) for Lots 5, 6, 17 and 18. These lots were subsequently replatted into one Lot (5A).

On February 14, 2013 the EPC voted to approve a request for a Sector Development Plan Zone Map Amendment from R-T to SU-1 for Church & Related Facilities for Lots 15 & 16 directly to the south of Lot 5A (Case # 12EPC-40080), as well as a request for a Site Development Plan for Subdivision (Case # 12EPC-40081) to combine Lots 15 and 16 with the existing Buddhist Temple to the north on Lot 5A. The EPC approvals were conditional on a replat of the site into one lot (DRB signed off on the subdivision plat in June 2013) and that future development of the site requires a site development plan for building permit approved by the EPC. The entire site was subsequently replatted creating Lot 16-A Block 8, Plat of Lot 16-A Block 8 Casas Serenas Subdivision.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

Pennsylvania Street is identified as an Urban Collector and Rhode Island Street as a local street.

Comprehensive Plan Corridor Designation

The subject site is located near a Major Transit Corridor of the Comprehensive Plan. The roadways within these corridors are designed to optimize public transit and emphasize short trips and convenience and are “prime candidates for significant mixed use infill and redevelopment”.

Trails/Bikeways

There are existing bicycle routes on Southern Avenue (approximately 860 feet south of the subject site) and Utah Street (approximately 1000 feet east of the subject site).

Transit

Bus routes are located fairly close to the subject site. They include the following: Bus route 97 (Zuni) on Zuni Road; bus routes 31 (Wyoming) and 98 (Wyoming commuter) along Wyoming Blvd, and the Rapid Ride Red Line / 766 along Louisiana Blvd.

Public Facilities/Community Services

See attached Public Facilities Map preceding the body of this report for details.

III. ANALYSIS

Albuquerque Comprehensive Zoning Code

The current zoning is SU-1 for Church and Related Uses. The SU-1 zone provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. Church is listed as a “Special Use” in the SU-1 zone [Ref: § 14-16-2-22-(B)(10)], and the following language is found in the SU-1 portion of the Zoning Code: “Church or other place of worship, including incidental recreational and educational uses; such an incidental use must be operated by the church rather than a business entity and must continue to be operated by the church, unless the resolution governing the SU-1 zone specifically allows operation of a specified incidental use by an entity other than the church itself. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church’s principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code. Signs as permitted and regulated by the Planning Commission”. Development on an SU-1 zone may “only occur in conformance with an approved site development plan” that is subject to EPC review. The applicant has provided a site development plan for building permit to satisfy this requirement.

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; *Applicant’s Justification is in Italics; Staff Analysis is in Bold Italics.*

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment”. Applicable policies include:

Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The site development plan for subdivision requires the applicant to make any “Future architectural theme and style...compatible with surroundings”. The applicant proposes to develop the warehouse building to be compatible with the surrounding neighborhood by utilizing a color scheme, window trim, and roof accents similar to that of the existing temple building to the north. Since the proposed building will be primarily utilized for warehouse purposes, the request would not significantly increase traffic to the site. In addition, the driveway to Rhode Island will remain closed and traffic will continue to access the site from Pennsylvania. The request generally furthers Policy II.B.5d.

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request will complement residential areas by providing additional health and wellness programs to the community, and will have minimal effect on noise, lighting, pollution, and traffic on residential environments because the existing temple is mainly operational on weekends and after business hours. Access will only be available from Pennsylvania, as the driveway to Rhode Island will remain closed. Therefore, the request furthers Policy II.B.5i.

Policy II.B.5.k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation and planning operation.

The existing temple to the north is only mainly operational on the weekends and after business hours. As a result, the residential areas would not experience a significant increase in traffic. The request also would not conflict with the Trumbull Community Center, which is across the street on Pennsylvania, since the Community Center is open on weekdays. The request has been planned to minimize harmful effects of traffic, and the livability and safety of established neighborhoods will be protected in transportation and planning operation. The request furthers Policy II.B.5k.

Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development: design shall be encouraged which is appropriate to the plan area.

The applicant states that the proposed building will be utilized for storage of church related items (e.g. lion/dragon dance ensembles and religious statues) which is appropriate to the plan area. The applicant proposes to use a pre-fabricated metal façade warehouse building. Though the building will be constructed out of quality materials and the architectural theme

and style will be designed to be compatible with the existing temple building, a pre-fabricated metal façade building is not particularly innovative. Therefore, the request partially furthers Policy II.B.5l.

Trumbull Neighborhood Sector Development Plan (Rank 3)

The Trumbull Neighborhood Sector Development Plan was adopted in 1981. The Plan generally encompasses properties between Central Avenue on the north, Wyoming Boulevard on the east, and Louisiana Boulevard on west and the municipal limits on the south; specific boundaries are shown on Figure 1 in the Plan. It sets forth goals and policies regarding land use and zoning, parks and open space, social and human services, transportation, economic development, neighborhood maintenance, and public improvements.

Neighborhood Maintenance Objective 1: Improve the overall appearance of the area.

In the previous request for a zone change and site development plan for subdivision, the applicant stated that the “existing temple has become a site-seeing location in the neighborhood that contributes to the improvement of neighborhood aesthetics and revitalization of the International District”. The approved site development plan for subdivision states that “Future architectural theme and style will be compatible with surroundings”.

By ensuring that the proposed warehouse building’s architectural theme and style correspond with that of the existing temple (e.g. integrated color scheme, window trim and roof accents), the current request for a site development plan for building permit will somewhat improve the overall appearance of the area, and therefore the request partially furthers Neighborhood Maintenance Objective 1 of the Trumbull Neighborhood Sector Development Plan.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

The EPC approved a Site Development Plan for Subdivision for the subject site in February of 2013. A site development plan for subdivision is defined in the Zoning Code as follows: “The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses’ maximum floor area ratio” (Section 14-16-1-5).

The applicant has met the requirements of the site development plan for subdivision requirements per the Zoning Code as follows:

- Proposed Use: Expansion of Buddhist Temple facilities, including a future single story building.
- Pedestrian and vehicular ingress and egress: General pedestrian paths are shown on the site development plan for subdivision. More detailed pedestrian paths will be shown on a future site development plan for building permit (which is required to return to EPC for approval). Vehicular access is provided through the main entrance on Pennsylvania

Street. This is the only access to the site. The driveway on Rhode Island Street will be closed.

- Internal Circulation: Pedestrian paths are indicated on the site plan.
- Maximum Building Height: The future structure shall not exceed 26 feet in height.
- Minimum Building Setback: Shall not be less than 15 feet from the Rhode Island sidewalk and not less than 10 feet from side-yard to the southern and western portion of the subject site.
- Maximum FAR: 0.33

There are no design standards for the subject site; however, the site development plan for subdivision states that off-street parking shall not dominate the street frontage, future architectural theme and style will be compatible with surroundings, future light poles will be no more than 16' in height, and future landscaping will be similar to the temple side landscape. The site plan for subdivision also states that development of the site will require a site development plan for building permit approved by the EPC.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

The subject site is approximately .92 acres. Access to the site is located along Pennsylvania St. An existing patio / statue garden with ornamental shrubs is located just south of the main point of ingress onto the site. Directly east of the parking lot is an additional brick courtyard which leads to an existing two-story Buddhist Temple. The temple is oriented west to east on the site. Directly south of the temple is an existing vacant single story dwelling unit. The applicant intends to demolish the existing dwelling unit and replace it with a new single story pre-fabricated metal façade warehouse building that will be used for storage of church related items (e.g. dance ensembles, drums and religious statues) as well as space for meditation and Tai-Chi Exercise classes. The new proposed building will be oriented north to south on the site.

Vehicular Access, Circulation and Parking

The site development plan for building permit shows one access point from Pennsylvania St. at the furthest northwest edge of the subject site. The drive pad leads to a parking lot containing 19 parking spaces that includes 8 congregation member spaces, 1 van accessible handicap space, 1, motorcycle space, 2 warehouse spaces, and 7 exercise/health club spaces. The proposed parking on the subject site meets the minimum requirements of Section § 14-16-3-1 (Off-Street Parking Regulations) of the Zoning Code. In addition, the Planning Department did receive a letter from the manager of the Trumbull Family Resource Center (located directly west of the subject site) stating that they have been allowing the Temple to utilize the center's 38 space parking lot for overflow parking on weekend and evenings. The letter is included as an attachment to this report.

There is an existing curb cut along Rhode Island St. and the applicant proposes to install an approximately 40' wide drive pad to load items for storage which will be secured by an existing locked gate. The proposed drive pad will remain closed to vehicles and pedestrians and no internal circulation is proposed.

Pedestrian and Bicycle Access and Circulation, Transit Access

Concrete pedestrian paths are indicated on the site development plan for building permit. Pedestrian access is available from the parking lot and a pedestrian path is proposed south from the Buddhist Temple. There are existing bicycle routes on Southern Avenue (approximately 860 feet south of the subject site) and Utah Street (approximately 1000 feet east of the subject site). One bicycle rack is located at the east end of the parking lot that can accommodate at least two bicycles which is the minimum required by the Zoning Code. A detailed drawing is included on sheet 1 of the site development plan.

Bus routes are located fairly close to the subject site. They include the following: Bus route 97 (Zuni) on Zuni Road; bus routes 31 (Wyoming) and 98 (Wyoming commuter) along Wyoming Blvd, and the Rapid Ride Red Line / 766 along Louisiana Blvd.

Walls/Fences

There is an existing 6' high chain link fence that runs completely around the subject site. Two existing roll gates are located at the point of ingress along Pennsylvania St. and the existing curb cut on Rhode Island St. There is an existing sectioned 4 foot high CMU wall along the southern (approximately 50 and 70 foot sections of CMU wall) and western (approximately 50 foot section of CMU wall) lot lines.

In addition, there is an existing 6' high wood slat fence that runs along the interior of the existing chain link fence along the northern and eastern lot lines. No additional walls and fences are proposed.

Lighting and Security

There are existing pole mounted lights in the parking lot area, and one existing power pole along Rhode Island St. approximately 5 feet from the eastern lot line. No additional light poles are proposed.

The site plan also includes 2 existing (Buddhist Temple) and 4 proposed (new warehouse building) motion detected / photo sensor light fixtures at 9' height above finished grade. Section § 14-16-3-9 (A) & (B) (Area Lighting Regulations) of the Zoning Code state that lighting fixtures must include a cut-off angle, not directly shine on any public right-of-way or any other residential premises and shall not have an off-site luminance greater than 200 foot-lamberts measured from any private property in a residential zone. Due to the proximity of the proposed building to the surrounding residential area, a note should be included on the site development plan for building permit that states that all proposed motion detected / photo sensor light fixtures will not shine directly on any public right-of-way or other residential premises and shall conform to area lighting requirements as regulated by the Zoning Code.

Landscaping

A palette of low to medium water use plants is proposed. Common plant names are identified as required by the Zoning Code and will be watered utilizing a drip system. The applicant has included notes stating that the owner will be responsible for landscape maintenance and that the landscape plan conforms to the Water Conservation and Street Tree Ordinances, as well as General Landscape Regulations of the Zoning Code.

The site development plan for subdivision states that future landscaping will be similar to the temple landscaping and the applicant has complied with this requirement by proposing landscaping similar to that of the existing Buddhist Temple. The applicant has also identified four sacred Buddhist places on the landscape plan as required by the site plan for subdivision.

Long Range Planning, however, submitted comments stating that additional buffer landscaping should be provided between this site and adjacent single family residential properties near the new building in order to be more consistent with the General Landscaping Regulations in the City Zoning Code.

Section § 14-16-3-10 (E)(4)(a) & (b) – Special Buffer Landscaping/Screening Requirements of the Zoning Code states that if a non-residential zone is developed for a nonresidential purpose which abuts a residential zone, special buffer landscaping is required to minimize noise and site impact of the nonresidential activities. The applicant has partially met this requirement by identifying existing trees and tree canopy diameter that meet the requirements of the code. However, the requirements state that the landscape buffer “shall consist primarily of trees” and the applicant has identified a landscape buffer made up of only trees. Therefore, a revised landscape plan should be submitted showing additional coverage types beyond trees / canopy diameter.

Architecture

The applicant proposes to construct a 5,000 square foot pre-fabricated metal façade warehouse building. The color scheme along with window trim and roof accents of the building will be designed to be compatible with the existing temple building as required by the site development plan for subdivision. The building also includes doors and windows along the northern, eastern and western walls that serve to break up the building façade face.

Signage

No additional signage is proposed. There are existing building-mounted signs on the two existing temple buildings.

Grading, Drainage, Utility Plans

The Conceptual Grading and Drainage Plan recommends positive drain away from all existing and new proposed structures. All drainage flows will be managed by on site swales and run off to Pennsylvania and Rhode Island St. A ponding area is shown to the west of the proposed warehouse building.

The Hydrology Department has reviewed the conceptual grading and drainage plan and has commented that the plan is acceptable in its current form (EPC level of detail), but the applicant

will need to submit an updated plan for DRB approval prepared by a professional engineer and include details as to how the site will manage the first flush requirements. The applicant has included all required utility plan labeling on sheet one of the site development plan. This is allowed per the site development plan for building permit checklist because the site is less than one acre.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City Departments and other interested agencies reviewed this application. The most significant agency comments were submitted by the City Engineer, Hydrology, and Solid Waste Departments. The applicant has addressed the site plan labeling comments from the City Engineer and coordinated with the Solid Waste Department and will be allowed to utilize residential waste disposal bins. These have been shown on the updated site plan. The Hydrology Department has stated that the current conceptual grading, drainage and utility plans are acceptable at an EPC level of detail. Agency comments begin on page 15.

Neighborhood/Public

The Trumbull Village Association and the District 6 Coalition of Neighborhood Associations were notified of this request. A facilitated meeting was not recommended or held by the Office of Neighborhood Coordination. No known neighborhood opposition exists for this request.

V. CONCLUSION

This is a request for a site development plan for building permit to construct a 5,000 square foot warehouse building for church related uses on Lot 16-A Block 8, Plat of Lot 16-A Block 8 Casas Serenas Subdivision, an approximately .92 acre site, located on Pennsylvania Street SE, between Bell Avenue SE and Trumbull Avenue SE. The applicant states that approximately 4,000 square feet is proposed as storage and approximately 1,000 square feet is proposed as space for Tai-Chi and meditation classes.

The applicant intends to demolish an existing dwelling unit located at the southern end of the property, and replace it with the proposed building. The request will allow the existing Buddhist Temple to store church related items, expand its activities and accommodate a growing number of meditation participants.

The request is generally consistent with the applicable goals, policies, and regulations in the Albuquerque/Bernalillo County Comprehensive Plan, The Trumbull Neighborhood Sector Development Plan and The City of Albuquerque Zoning Code. Staff is recommending approval with conditions.

FINDINGS - 14EPC 40062 October 9, 2014 - Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Lot 16-A Block 8, Plat of Lot 16-A Block 8 Casas Serenas Subdivision, an approximately .92 acre site, located on Pennsylvania Street SE, between Bell Avenue SE and Trumbull Avenue SE.
2. The EPC approved a site development plan for subdivision in February 2013 which states that development of the site will require a site development plan for building permit approved by the EPC.
3. The applicant intends to construct a 5,000 square foot warehouse building. The applicant states that approximately 4,000 square feet is proposed as storage and approximately 1,000 square feet is proposed as space for Tai-Chi and meditation classes.
4. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the Trumbull Neighborhood Sector Development Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Trumbull Neighborhood Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers applicable policies of the Comprehensive Plan, including the following:
 - a. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The site development plan for subdivision requires the applicant to make any “Future architectural theme and style...compatible with surroundings”. The applicant proposes to develop the warehouse building to be compatible with the surrounding neighborhood by utilizing a color scheme, window trim, and roof accents similar to that of the existing temple building to the north. Since the proposed building will be primarily utilized for warehouse purposes, the request would not significantly increase traffic to the site. In addition, the driveway to Rhode Island will remain closed and traffic will continue to access the site from Pennsylvania. The request generally furthers Policy II.B.5d.
 - b. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request will complement residential areas by providing additional health and wellness programs to the community, and will have minimal effect on noise, lighting, pollution, and traffic on residential environments because the existing temple is mainly operational on weekends and after business hours. Access will only be available from Pennsylvania, as the driveway to Rhode Island will remain closed. Therefore, the request furthers Policy II.B.5i.

- c. Policy II.B.5.k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation and planning operation.

The existing temple to the north is only mainly operational on the weekends and after business hours. As a result, the residential areas would not experience a significant increase in traffic. The request also would not conflict with the Trumbull Community Center, which is across the street on Pennsylvania, since the Community Center is open on weekdays. The request has been planned to minimize harmful effects of traffic, and the livability and safety of established neighborhoods will be protected in transportation and planning operation. The request furthers Policy II.B.5k.

- d. Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development: design shall be encouraged which is appropriate to the plan area.

The applicant states that the proposed building will be utilized for storage of church related items (e.g. lion/dragon dance ensembles and religious statues) which is appropriate to the plan area. The applicant proposes to use a pre-fabricated metal façade warehouse building. Though the building will be constructed out of quality materials and the architectural theme and style will be designed to be compatible with the existing temple building, a pre-fabricated metal façade building is not particularly innovative. Therefore, the request partially furthers Policy II.B.5l.

7. The request furthers applicable policies of The Trumbull Neighborhood Sector Development Plan, including the following:

- a. Neighborhood Maintenance Objective 1: Improve the overall appearance of the area.

In the previous request for a zone change and site development plan for subdivision, the applicant stated that the “existing temple has become a site-seeing location in the neighborhood that contributes to the improvement of neighborhood aesthetics and revitalization of the International District”. The approved site development plan for subdivision states that “Future architectural theme and style will be compatible with surroundings”.

By ensuring that the proposed warehouse building’s architectural theme and style correspond with that of the existing temple (e.g. integrated color scheme, window trim and roof accents), the current request for a site development plan for building permit will somewhat improve the overall appearance of the area, and therefore the request

partially furthers Neighborhood Maintenance Objective 1 of the Trumbull Neighborhood Sector Development Plan.

8. A facilitated meeting was not recommended or held. There is no known opposition to the request.

APPROVAL of 14EPC 40062, a request for a Site Development Plan for Building Permit, for Lot 16-A Block 8, Plat of Lot 16-A Block 8 Casas Serenas Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 14EPC 40062 October 9, 2014 - Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Due to the proximity of the proposed building to the surrounding residential area, a note shall be included on the site development plan for building permit that states that all proposed motion detected / photo sensor light fixtures will not shine directly on any public right-of-way or other residential premises and shall conform to area lighting requirements as regulated by Section § 14-16-3-9 (Area Lighting Regulations) the Zoning Code.
4. Conditions of approval from City Engineer, DMD, and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
5. Conditions of approval from Hydrology Department:
 - a. For DRB approval, submit a grading and drainage plan (can be conceptual) prepared by a NM Professional Engineer that includes details as to how the site will manage the first flush requirements.

6. Conditions of approval from Long Range Planning:

- a. Additional buffer landscaping should be provided between this site and adjacent single family residential properties near the new building in order to be more consistent with the General Landscaping Regulations in the City Zoning Code.

7. Conditions for Approval from Public Service Company of New Mexico:

- a. Existing overhead electric distribution facilities are located on the subject property within the central portion of the site. The applicant is responsible to abide by any conditions or terms of those easements.
- b. Coordination with PNM will be necessary for this project regarding clearances and safety considerations during construction due to the proximity of the existing distribution line which bisects the property. In addition, the "Exist. Power Pole" indicated east of the property at Rhode Island SE on the Site Plan, Sheet 1, should be noted as "Street Light". This street light is currently fed from the existing electric distribution line that bisects the property. The new construction will affect service to this street light service drop and will need to be addressed.
- c. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric distribution line which bisects the property. Black Locust and Chinese Elm trees indicated on the Landscape Plan, Sheet 2, are not a compatible height with the existing overhead electric distribution line. A shorter tree selection at mature height is recommended at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Contact:

Mike Moyer, PNM Center Service
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697

- d. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

***Vicente M. Quevedo
Planner***

Notice of Decision cc list:

Thanh Nguyen, 1716 White Cloud NE, Albuquerque, NM 87112
Quang Minh Temple, 420 Pennsylvania SE, Albuquerque, NM 87108
Joanne Landry, 7501 Trumbull SE, Albuquerque, NM 87108
E. Gwenevere Bemis-Boston, 415 Mesilla SE, Albuquerque, NM 87108
Nancy Bearce, 600 San Pablo St. NE, Albuquerque, NM 87108
Roger Flegel, 605 Valencia NE, Albuquerque, NM 87108

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No comments received.

Office of Neighborhood Coordination

No adverse comments.

Long Range Planning

Project 1000501 – Site Development Plan for Building Permit

The request is for a site development plan for building permit to construct a new 5,000 SF building for storage, office, exercise, and meditation. The request is within the boundaries of *The Trumbull Neighborhood Sector Development Plan*, however, no design standards apply to the site. Additional buffer landscaping should be provided between this site and adjacent single family residential properties near the new building to be consistent with the General Landscaping Regulations.

Metropolitan Redevelopment Agency

No comments received.

CITY ENGINEER & DEPARTMENT of MUNICIPAL DEVELOPMENT

Project # 1000501

Quang Minh Temple

14EPC-40062 Site Development Plan for Building Permit

City Engineer/Transportation Development:

- Provide an 8-foot wide access aisle for the existing handicap accessible parking space.
- Label widths of existing parking spaces on the plan or typical width for all parking stalls. Minimum required parking space is 8.5 feet.
- Show existing sidewalk widths on Pennsylvania and Rhode Island. If the sidewalks are under 4-feet wide, they must be widened to 4 feet in the right-of-way adjacent to the property.
- Provide parking bumpers for parking lot stalls 11, 12, and 13.

City Engineer/Hydrology Development:

For DRB approval, submit a grading and drainage plan (can be conceptual) prepared by a NM Professional Engineer that includes how the site will manage the first flush.

DMD Transportation Planning:

- Per the Long Range Bikeway Systems map, Pennsylvania is proposed to contain a bike route.

NMDOT:

- The NMDOT has no objections to the building permit.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, DMD and NMDOT:

Conditions of approval for the proposed **Site Development Plan for Building Permit** shall include:

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).

WATER UTILITY AUTHORITY

Utility Services

No comments received.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

No comments received.

Open Space Division

Reviewed. No adverse comments.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

EPC 1000501 – This project is in the Southeast Area Command.

- Recommend current proposed landscaping and facility lighting conflict with each other. Trees should not be planted immediately adjacent to pole or building mounted lighting. Once trees become mature, they will reduce the effectiveness of the available lighting.

- Recommend the installation of a video surveillance system. Cameras should be positioned to view all vehicle entrances, parking lots, walkways, common and storage areas. Each camera should be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Disapproved. Must display refuse location or Detail.

FIRE DEPARTMENT/Planning

No comments received.

TRANSIT DEPARTMENT

<p>Project # 100029 14EPC-40063 TEXT AMEDNMENT TO SECTOR DEVELOPMENT PLAN.</p> <p><i>PALNNING DEPARTMENT, AGENT FOR COUNCIL SERVICES, REQUEST FOR SAWMILL/WELLS PARK SECTOR DEVELOPMENT PLAN TO REGULATE ROAD NETWORK AND TRANSPROTATION DESIGN, LOCATED BETWEEN INTERSTATE 40, MOUNTAIN ROAD, RIO GRANDE BLVD, AND APPROX. 4TH STREET. (H13, H14, J13, J14)</i></p>	Adjacent and nearby routes	Route#8, Menaul route and Route #36, 12 th Street/ Rio Grande route are part of the Transit corridor in the sector plan.
	Adjacent bus stops	Comments forthcoming for “m.2 Recommendations: Transit, Bicycle Routes and Multi-Use Trail Locations and Design” on page 36.
	Site plan requirements	None
	Large site TDM suggestions	None.
	Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

Casas Sernas, Lot 16A, Block 8, is located on Pennsylvania SE between Bell Street and Trumbull Street. The owner of the above property requests approval of a Site Development Plan for Building Permit to allow for the extension of the Quang Minh Temple meditation and chapel facilities, and the creation of a facility for Tai-Chi. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

Project# 1000501

- MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1000501 Site Development Plan for Bldg Permit (NM Vietnamese Buddhist Quang Minh Temple facility)

- e. Existing overhead electric distribution facilities are located on the subject property within the central portion of the site. The applicant is responsible to abide by any conditions or terms of those easements.
- f. Coordination with PNM will be necessary for this project regarding clearances and safety considerations during construction due to the proximity of the existing distribution line which bisects the property. In addition, the “Exist. Power Pole” indicated east of the property at Rhode Island SE on the Site Plan, Sheet 1, should be noted as “Street Light”. This street light is currently fed from the existing electric distribution line that bisects the property. The new construction will affect service to this street light service drop and will need to be addressed.
- g. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric distribution line which bisects the property. Black Locust and Chinese Elm trees indicated on the Landscape Plan, Sheet 2, are not a compatible height with the existing overhead electric distribution line. A shorter tree selection at mature height is recommended at this location. PNM’s landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Contact:

Mike Moyer, PNM Center Service
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697

- h. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.