



## Environmental Planning Commission

Agenda Number: 01  
Project Number: 1000501  
Case #: 18EPC-40006 & 40007  
Hearing Date: April 12, 2018

### Staff Report

<b>Agent/Applicant</b>	Thanh Nguyen, NM Vietnamese Buddhist Association
<b>Requests</b>	<b>Zone Map Amendment (zone change)</b> <b>Site Development Plan for Subdivision</b>
<b>Legal Description</b>	Lot 7 & Lot 8 and the north 25 feet of Lot 8, and Lot 16-A, Block 8, Casas Serenas Subdivision
<b>Location</b>	on Pennsylvania St. SE, between Bell Ave. SE and Trumbull Ave. SE (420 & 424 Pennsylvania St. SE)
<b>Size</b>	Approximately 1.2 acres
<b>Existing Zoning</b>	R-2
<b>Proposed Zoning</b>	SU-1 for Church & Related Uses

### Staff Recommendation

**APPROVAL** of 18EPC-40006, based on the Findings beginning on Page 14, and subject to the Condition of Approval on Page 17.

**APPROVAL** of 18EPC-40007, based on the Findings beginning on Page 18, and subject to the Conditions of Approval beginning on Page 20.

**Staff Planner**  
**Catalina Lehner-AICP, Senior Planner**

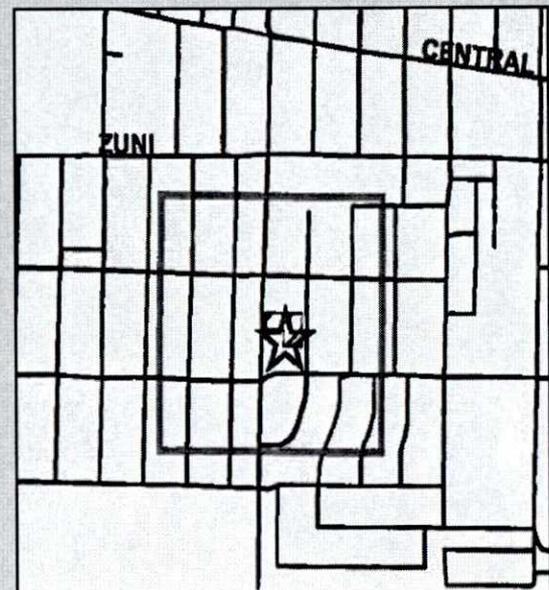
### Summary of Analysis

The proposal is for a zone map amendment (zone change) and an associated site development plan for subdivision. A Buddhist temple occupies Lot 16-A. The applicant is requesting the zone change in order to expand the temple's offerings to the community.

The applicant recently acquired Lots 7 and 8, which contain a single-family home, and wants to change the zoning on these lots (R-2) to match the zoning for the existing temple. The lots would be replatted into a single site.

The Trumbull Village Association and the District 6 Coalition were notified as required, as were property owners within 100 feet of the subject site. The applicant provided a petition showing support from the community. A facilitated meeting was not requested and there is no known opposition.

Staff finds that the zone change has been adequately justified and recommends approval of both requests.





# Project #1000501- April 2018 EPC



## Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map**

1:1,771

0.0 0 0.02 0.0 Miles

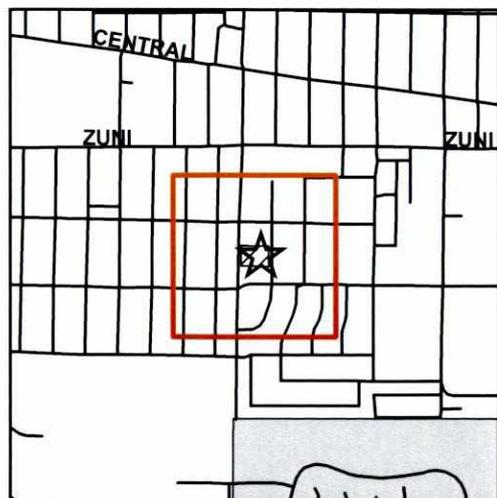
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
4/4/2018 © City of Albuquerque

This map is a user generated static output from [www.cabq.gov/gis](http://www.cabq.gov/gis) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES**

## Notes





## LAND USE MAP

Note: Grey shading indicates County.

### KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage

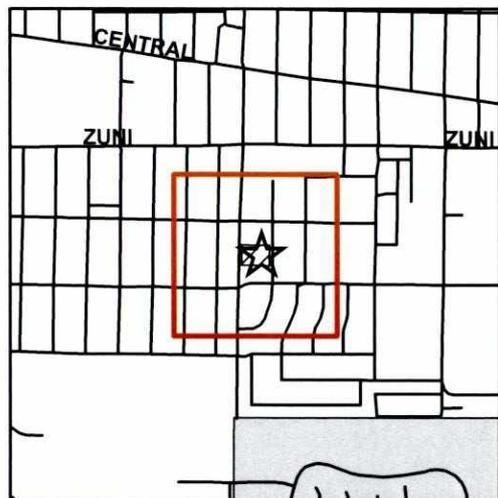


1 inch = 200 feet

Project Number:  
1000501

Hearing Date:  
4/12/2018

Zone Map Page: L-19  
Application Case Numbers:  
18EPC-40006 18EPC-40007



# HISTORY MAP

Note: Grey shading indicates County.

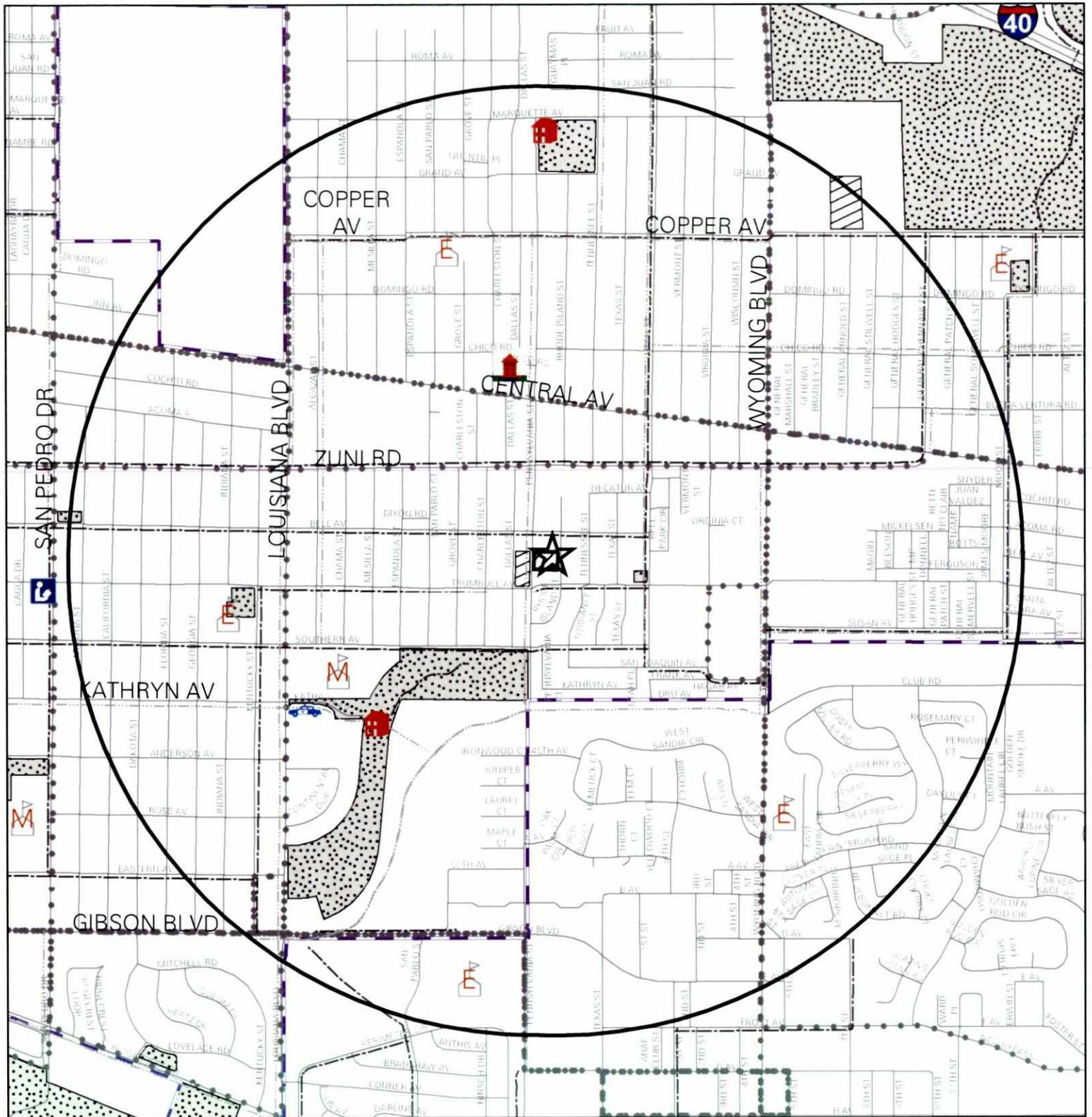


1 inch = 200 feet

Project Number:  
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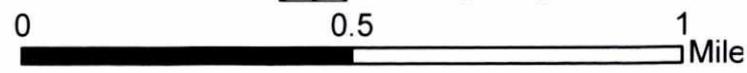
Zone Map Page: L-19  
Application Case Numbers:  
18EPC-40006 18EPC-40007



## Public Facilities Map with One-Mile Buffer



- |  |   |  |   |
|--|---|--|---|
|  Community Center     |  Fire        |  Public Schools           |  Landfill Buffer (1000-feet) |
|  Multi-Service Center |  Police      |  Proposed Bike Facilities |  Landfill designated by EHD  |
|  Senior Center        |  Sheriff     |  ABQ Bike Facilities      |  Developed County Park       |
|  Library              |  Solid Waste |  ABQ Ride Routes          |  Undeveloped County Park     |
|  Museum               |   |  Albuquerque City Limits  |  Developed City Park         |
|  |   |  |  Undeveloped City Park       |



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Attachments

**I. AREA CHARACTERISTICS**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	R-2, SU-1 for Church and Related Uses	Area of Consistency Trumbull Neighborhoods Sector Development Plan	Buddhist temple, single-family home
<b>North</b>	R-2, R-T	Area of Consistency Trumbull Neighborhoods Sector Development Plan	Single-family homes
<b>South</b>	R-2, R-T	Area of Consistency Trumbull Neighborhoods Sector Development Plan	Single-family homes, Multi-family homes
<b>East</b>	R-T	Area of Consistency Trumbull Neighborhoods Sector Development Plan	Single-family homes
<b>West</b>	SU-1 for Public Recreational Center Park	Area of Consistency Trumbull Neighborhoods Sector Development Plan	City recreation center and park

**II. INTRODUCTION**

**Proposal**

This two-part proposal is for a zone map amendment (zone change) and a site development plan for subdivision for Lot 7 & Lot 8 and the north 25 feet of Lot 8, and Lot 16-A, Block 8, Casas Serenas Subdivision, an approximately 1.2 acre site located on Pennsylvania St. SE, between Bell Ave. SE and Trumbull Ave. SE (420 & 424 Pennsylvania St. SE) (the “subject site”).

The subject site consists of three lots. Lot 16-A contains a Buddhist temple, which has been there for 32 years, and is zoned SU-1 for Church and Related Uses. The applicant recently acquired an adjacent property (Lot 7 & Lot 8 and the north 25 feet of Lot 8), which contains a single-family home. The applicant wants to use this property to provide services for children, have a dedicated meditation space, and offer a Vietnamese language class.

The recently-acquired property is zoned R-2. The request is to change the R-2 zoning to SU-1 for Church and Related Uses. A site development plan is required pursuant to Zoning Code §14-16-2-22(A)(6), the Special Use Zone, because an SU-1 zone is requested. The proposed site development plan for subdivision seeks to eliminate lot lines and create a single property for the temple and its related uses. The entire property would be zoned SU-1 for Church and Related Uses.

**Environmental Planning Commission (EPC) Role**

The EPC is hearing this case because the EPC is required to hear all zone map amendment (zone change) cases, regardless of site size, in the City. The EPC is the final decision-making body unless

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the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, an appeal would be heard by the Land Use Hearing Officer (LUHO). The request is a quasi-judicial matter.

### ***Context***

The subject site consists of three lots that front Pennsylvania St. SE, located in the middle of a block that spans from Bell Ave. SE to Trumbull Ave. SE, in the Trumbull neighborhood. To the west is a City park and facility, the Trumbull Family Resource Center. To the east and south are single-family homes. To the north are single-family homes and multi-family uses (duplexes).

The subject site is in an Area of Consistency, and is not located in a designated Activity Center or along a designated Corridor. The Trumbull Neighborhoods Sector Development Plan (TNSDP) applies.

### ***History & Background***

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 (00138-00000-01062), and a site development plan for subdivision (00138-00000-00869) for Lots 5, 6, 17 and 18. The Certificate of Zoning was issued in November 2001.

However, the site plan was not signed off by the Development Review Board (DRB). Due to a time lapse of over one 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 (03EPC-00731) and a site development plan for building permit (03EPC-00707) for Lots 5, 6, 17 and 18. These lots were replatted into one Lot (Lot 5A).

On February 14, 2013, the EPC approved a two-part request for a zone change from R-T to SU-1 for Church & Related Facilities for Lots 15 & 16, directly south of Lot 5A (Project# 1000501/12EPC-40080), and a site development plan for subdivision (12EPC-40081) to combine Lots 15 and 16 with the existing Buddhist Temple on Lot 5A. The EPC approvals were conditioned on a replat of the site into one lot, and that future development of the site requires a site development plan for building permit approved by the EPC. The DRB signed off on the subdivision plat in June 2013. 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 St. SE, Rhode Island St. SE, Bell Ave. SE, and Trumbull Ave. SE are all local streets.

### ***Transit & Bikeways***

Many existing bus routes run fairly close to the subject site. They include ABQ Ride Route 97-Zuni along Zuni Rd., Route 31-Wyoming and Route 98-Wyoming commuter, along Wyoming Blvd., and bus Route 3- Louisiana and Route 157-Montano/Uptown/Kirtland, along Louisiana Blvd.

There is a proposed bicycle route on Pennsylvania St. SE, and a proposed bicycle lane on Zuni Rd. SE. There is an existing bicycle route on Southern Avenue, approximately 860 feet south of the subject site.

### ***Public Facilities/Community Services***

A wide variety of public facilities, including 14 schools, 3 libraries, and a senior center, are within a one mile radius of the subject site.

⇒ For specifics, please refer to the Public Facilities Map (see attachment).

## **III. ZONING**

### ***Definitions: §14-16-1-5***

#### ***SITE DEVELOPMENT PLAN.***

- (1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

For Subdivision. 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.

### ***Existing Zoning***

The subject site has two existing zoning designations: SU-1 for Church and Related Uses and R-2. The SU-1 zone (see Zoning Code §14-16-2-22) 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. An associated site development plan is required with the SU-1 designation pursuant to subsection (A)(6) of the SU-1 zone (see Section VI of this report).

Church is listed as a "Special Use" in the SU-1 zone [Ref: Zoning Code §14-16-2-22(B)(10)], as follows: "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".

**Proposed Zoning**

The applicant proposes to change the R-2 zoned portion of the subject site (the recently acquired property) so that it will have the same zoning (SU-1 for Church and Related Uses) as the rest of the subject site.

The R-2 zone (Zoning Code §14-16-2-11) “provides suitable sites for houses, townhouses, and medium density apartments, and uses incidental thereto in the Established and Central Urban areas.” Lots 7 and 8 are zoned R-2 and are developed with a single-family home. A single-family home is allowed in the R-2 zone because the R-2 zone refers to the R-1 zone, which allows primarily single-family homes. However, a church is not allowed in the R-2 zone and is first permissive in the R-C zone (Zoning Code §14-16-2-13), so a zone change is needed to allow the church and related uses.

**IV. ANALYSIS -ADOPTED ORDINANCES, PLANS, AND POLICIES**

**A) ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK I)**

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. Applicable Goals and policies are listed below; when a Goal or policy is listed and is not applicable, it’s because the applicant included them in the zone change justification letter. Staff analysis is in **bold italics**.

*Chapter 4: Community Identity*

Goal 4.1-Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1-Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

***The request would facilitate expansion of the Vietnamese Buddhist temple, which serves a distinct community, and would help enhance this community by offering more services to it and to the community at large. The subject site, part of the Trumbull neighborhood would be improved and expanded—efforts that would also contribute to protecting and preserving the neighborhood. The applicants’ continued efforts to enhance the area, such as offering services to the community and maintaining the subject site, help promote the long-term health and vitality of the neighborhood. The request furthers Goal 4.1-Character and Policy 4.1.1-Neighborhoods.***

*Chapter 5- Land Use*

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

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 would help foster a complete community because expanding the Buddhist temple’s services would provide residents more opportunities to learn, play, and create community together. The vaccine clinics and meditation retreats, which help create a healthy and distinct community, are available to anyone interested. Due to the subject site’s location in a residential***

*area, it is near to many homes and people from the surrounding neighborhood can conveniently access the subject site by walking, bicycling, or driving. The request furthers Goal 5.2-Complete Communities and Policy 5.2.1- Land Uses.*

Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

*The subject site is located in an Area of Consistency. The area near the subject site is characterized by residential uses (single-family and multi-family). The request would result in the same zoning designation for the three parcels comprising the subject site. Any future development would be limited to church and related uses, which are compatible with the character and intensity of the surrounding area. The request furthers Goal 5.6-City Development Areas.*

Policy 5.6.3-Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

*The subject site is located in an Area of Consistency and is surrounded by several blocks of the Trumbull Neighborhood. The request would help protect and enhance the character of the existing neighborhood, which is outside of a designed Center and not along a Corridor, because it would help a low-impact, community-oriented use to continue and expand without disrupting neighboring uses. The request furthers Policy 5.6.3-Areas of Consistency.*

#### *Chapter 11- Heritage Conservation*

Policy 11.2.3 -Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

*The International District, and the Trumbull Neighborhood within it, have a distinct community identity characterized by immigrant populations and cultural and linguistic diversity. The request would expand the Vietnamese Buddhist temple, which features distinct architecture and contributes to the diversity of the built environment. The additional offerings that the expansion would make possible would help to preserve and enhance the social, cultural and historical elements that make this community distinct. The request furthers Policy 11.2.3-Distinct Built Environments.*

Goal 11.5- Cultural Traditions and the Arts: Emphasize and support cultural traditions and arts as vital components of the community's identities and well-being.

*The Vietnamese Buddhist temple is a notable and significant part of the Trumbull neighborhood, which is located in the International District. The request would facilitate expansion of the temple's offerings, which would emphasize and support the cultural traditions and arts of the Vietnamese community by reinforcing the cultural identity and well-being of this group and their friends in the community. The request furthers Goal 11.5- Cultural Traditions and the Arts.*

***B) TRUMBULL NEIGHBORHOODS SECTOR DEVELOPMENT PLAN (RANK III)***

The Trumbull Neighborhood Sector Development Plan (TNSDP) was adopted in January 1981 and subsequently amended in January 2003 and May 2011. The TNSDP generally encompasses properties between Central Avenue on the north, Wyoming Boulevard and Pennsylvania Street on the east, Louisiana Boulevard on west, and Gibson Boulevard and the municipal limits on the south. Specific boundaries are shown on Map 1 in the Plan.

The 2003 amendments were enacted to facilitate development of the international marketplace area, which is a designated Community Activity Center (R-02-186). The 2011 amendments amended the SU-2 Mixed Use Zone to allow mobile carts as a permissive use (R-10-181).

The TNSDP 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. Applicable Goals and policies include the following:

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

*The request would result in incorporation of two lots (Lot 7 and 8) into the larger site for the Buddhist temple. Over the years, the applicants have contributed to improving the overall appearance of the area by maintaining their property and providing a presence in the neighborhood. This contributes to improvement of neighborhood aesthetics and revitalization of the International District. The request furthers Neighborhood Maintenance Objective 1.*

**V. ZONE MAP AMENDMENT**

***RESOLUTION 270-1980 (POLICIES FOR ZONE MAP AMENDMENTS)***

Requirements

Resolution 270-1980 outlines policies and requirements for deciding zone map change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone map pattern was created; or 2) changed neighborhood or community conditions justify the change; or 3) a different land use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Justification & Analysis

The zone change justification letter analyzed here, received on March 27, 2018, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned R-2 and SU-1 for Church and Related Uses. The requested zoning is SU-1 for Church and Related Uses for the R-2 zoned portion of the subject site (Lots 7 & 8), which would match the zoning on Lot 16-A.

Text of R270-1980 is in regular text. The applicant's justification (summarized) is in *italics*, and Staff's analysis follows in ***bold italics***.

A. "A proposed zone change must be found to be consistent with the health, safety, morals and general welfare of the City."

*The proposed zone change is consistent with the health, safety, morals, and general welfare of the neighborhood, community, and City because it will allow for uses consistent with the current use of the temple and the vision of the local community. The development contributes to general welfare by offering community access to meditation retreats and cultural activities (health, general welfare). The property is fully enclosed and gated (safety). The development maintains the existing neighborhood scale and will offer more space for services, meditation, and cultural activities (morals). The zone change furthers the goals and policies of the Comprehensive Plan as demonstrated in Section C.*

***Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a proposal furthers applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has done in the response to Section C. It's also important to note that the proposed zone change, as a change to an SU-1 zone, is dependent upon an associated site development plan. The response to Section A is sufficient.***

B. "Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made."

*The stability of land use and zoning remains the same. The lot to the north is already zoned SU-1 for Church and Related Uses, and the proposed zoning will simply permit the expansion of the new property's use into the temple. The general welfare of the community will be stabilized by the request because the properties (Lots 7 and 8) will no longer be subject to graffiti, dumping, and loitering.*

***The requested zoning is limited in scope and, because an SU-1 zone is requested, it is tied to a site development plan for the subject site. Incorporating Lots 7 and 8 into the subject site, with Lot 16-A, would not adversely affect stability of land use and zoning in the area, which is characterized by stability of land use and zoning. No changes to the church and related uses are proposed. The applicant has demonstrated that the proposed zone change is justified. The response to Section B is sufficient.***

C. "A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City."

*Applicant's Relevant Citations: Community Identity Goal 4.1-Character and Policy 4.1.1-Neighborhoods; Goal 5.2-Complete Communities and Policy 5.2.1-Land Use; Land Use Goal 5.6-City Development Areas and Policy 5.6.3-Areas of Consistency; Trumbull Neighborhoods Sector Development Plan- Neighborhood Maintenance Objective 1.*

*Additional Staff Citations: Chapter 11- Heritage Conservation: Policy 11.2.3 -Distinct Built Environment and Goal 11.5- Cultural Traditions and the Arts.*

***Though the test in Section C is whether or not there is “significant conflict” with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan, since the request is for an SU-1 zone, the more rigorous test of “clearly facilitates” found in Section I, applies. Staff finds the policy citations sufficient overall and concludes that the proposed zone change clearly facilitates realization of the Comprehensive Plan and applicable sector development plan (the TNSDP). The response to Section C is sufficient.***

D. “The applicant must demonstrate that the existing zoning is in appropriate because:

- 1) there was an error when the existing zone map pattern was created, or
- 2) changed neighborhood or community conditions justify the change, or
- 3) a different use category is more advantageous to the community, as articulated in the comprehensive Plan or other City master plan, even though (1) and (2) above do not apply.”

*The rezoning is more advantageous to the community as articulated in the Comprehensive Plan and as demonstrated in Section C, because the zone change will allow the temple to maximize offerings to the community, have a larger facility, and utilize zoning as a tool to stabilize the area. The Goals of the TNSDP are furthered because the SU-1 for Church and Related Uses zoning will help minimize urban crime and violence in the area.*

***The applicant cites (D)(3), that a different use category would be more advantageous to the community. The applicant has adequately demonstrated that the existing zoning is inappropriate and that the proposed, different zone category for the R-2 zoned lots (Lots 7 and 8) would be more advantageous to the community, based on the policy-based discussion in Section C. The proposal clearly facilitates applicable Goals and policies in the Comprehensive Plan and the TNSDP. The response to Section D is sufficient.***

E. “A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community.”

*The request for a zone change will change no permissive uses in the zone and will not be harmful to adjacent property, the neighborhood, or the community because this addition will not create additional traffic or and parking in the neighborhood. Activities are held in the evenings or weekends and will not disrupt the Trumbull Family Resource Center or neighborhood.*

***The narrowly-defined SU-1 zoning would allow only the church and related uses, which already operate on the subject site. These are-low intensity uses and are not harmful to adjacent property, the neighborhood, or the community. Other uses that could be considered harmful in the subject site’s setting would not be allowed. The response to Section E is sufficient.***

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F. “A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the City may be:

- 1) denied due to lack of capital funds, or
- 2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.”

*The request will not require capital expenditures by the City. All improvements or changes due to this rezone would be on the owners of the property. The temple has been functioning for 32 years from the donations of community members and is maintained independently by volunteers.*

***The request would not require major or unprogrammed capital expenditures by the City. Infrastructure is in place. The response to Section F is sufficient.***

G. “The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.”

*The cost of land or other economic considerations are not the determining factor for this zone change. The applicant does not expect land cost or other economic considerations to determine the outcome of this request.*

***Economic considerations are a factor, but the applicant is not using them as the determining factor for the request. The response to Section G is sufficient.***

H: “Location on a collector or major street is not in itself sufficient justification of apartment, office or commercial zoning.”

*The applicant does not seek to justify apartment, office, or commercial zoning in this request.*

***The applicant is not requesting apartment, office, or commercial zoning. Also, the subject site is located on Pennsylvania St. SE, which is a local street. The response to Section H is sufficient.***

I: “A zone change request which would give a zone different from surrounding zoning to one small area, especially when only premise is involved, is generally called a ‘spot zone’. Such a change of zone may be approved only when:

- 1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, or
- 2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic or special adverse land uses nearby, or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.”

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*The request for a zone change to SU-1 will clearly facilitate realization of the Comprehensive Plan. The SU-1 rezone allows for expansion of the temple, which has demonstrated the church and related uses for 32 years. The property will be able to provide additional spaces for classes, retreats, and cultural activities. All uses on the property comply with City ordinances regarding noise, lighting, pollution, and parking.*

***The SU-1 zone creates a spot zone by definition because it is tied to a site development plan for a given site, which is unique. However, a spot zone is required to be justifiable according to reason 1) or reason 2). The applicant has demonstrated in the response to Section C that the proposed zone change would clearly facilitate realization of the Comprehensive Plan and the TNSDP (reason 1). The response to Section I is sufficient.***

J: “A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called ‘strip zoning’. Strip commercial zoning will be approved only where:

- 1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, and
- 2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.”

*The request does not constitute a strip zone because the rezoning will help incorporate the lands into the current site, which will benefit the community as stated. The requested zoning will not be classified as a strip zone because the surrounding properties are all R-T and R-2 zoned. As stated earlier, this will be a spot zone.*

***The request would not result in a strip zone. The subject site does not constitute a “strip of land along a street” and the zoning would not be commercial. The response to Section J is sufficient.***

#### Conclusion

***Staff finds that the applicant has adequately justified the sector development plan map amendment (zone change) pursuant to R270-1980. The response to Section C provides a policy-based explanation of how the proposal clearly facilitates realization of applicable Goals and policies in the Comprehensive Plan and the Huning Highland Sector Development Plan (HNSDP)(Sections C and I), and supports the reasoning that a different zoning category would be more advantageous to the community (Section D). The remaining sections (A, B, E, F, G, H, and J) are sufficiently addressed. For these reasons, Staff recommends approval of the sector development plan map amendment (zone change) request.***

#### **VI. SITE DEVELOPMENT PLAN FOR SUBDIVISION**

A site development plan is required for a zone change to an SU-1 Zone pursuant to §14-16-2-22-(A)(1). The applicant has provided a site development plan for subdivision.

Zoning Code §14-16-1-5 defines a site development plan for subdivision as follows:

“An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies 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.”

The proposed site development plan for subdivision complies with the definition and shows Lot 16A, currently used for the temple and zoned SU-1 for Church and Related Uses, and the recently-acquired Lot 7 and Lot 8 (and the north 25 feet of Lot 8). The applicant proposes to eliminate the lot line around Lots 7 and 8 and consolidate all three lots into one site. No changes to Lot 16A are proposed. Vehicular and pedestrian access is from Pennsylvania St. NE.

## ***VII. AGENCY & NEIGHBORHOOD CONCERNS***

### ***Reviewing Agencies/Pre-Hearing Discussion***

City Departments and other agencies reviewed this application from 3/5/’18 to 3/19/’18. Few agency comments were received. Transportation Staff submitted the standard comment that the developer is responsible for any improvements needed. ABCWUA Staff request that the applicant obtain an availability statement. The Transit Department notes that the subject site is not on a transit corridor. PNM offers standards comments regarding new service delivery and screening of any ground-mounted equipment. Agency comments begin on p. 22.

### ***Neighborhood/Public***

The affected neighborhood organizations are the Trumbull Village Association and the District 6 Coalition of Neighborhoods, which the applicant notified as required. The applicant also notified property owners within 100 feet of the subject site, as required. The applicant submitted a petition of support for the zone change.

A facilitated meeting was neither requested nor held. As of this writing, Staff has not received any phone calls or correspondence. There is no known opposition.

## ***VIII. CONCLUSION***

This request is for a zone map amendment (zone change) and an associated site development plan for subdivision for an approximately 1.2 acre site that consists of three lots located on Pennsylvania St. SE, between Bell Ave. SE and Trumbull Ave. SE (420 & 424 Pennsylvania St. SE). The subject site is within the boundaries of the Trumbull Neighborhoods Sector Development Plan (TNSDP).

The applicant proposes to change the R-2 zoned portion of the subject site zoning to SU-1 for Church and Related Uses, to match the zoning on the rest of the subject site. The applicant recently acquired the property and wants to use it to expand the Buddhist temple’s services.

The zone map amendment (zone change) has been adequately justified pursuant to R270-1980. Overall, the request generally furthers relevant Comprehensive Plan and TNSDP policies. Minor conditions of approval are needed to clarify the as-built site development plan for subdivision.

The applicant notified the affected neighborhood organizations, the Trumbull Village Association and the District 6 Coalition of Neighborhoods, and property owners within 100 feet of the subject site. The applicant provided a petition of support. A facilitated meeting was not held. As of this writing, Staff has not been contacted and there is no known opposition.

Staff recommends approval of the zone change and the associated site development plan for subdivision.

***FINDINGS - 18EPC-40006, April 12, 2018- Zone Map Amendment (Zone Change)***

1. The request is for a zone map amendment (zone change) for Lot 7 & Lot 8 and the north 25 feet of Lot 8, Block 8, Casas Serenas Subdivision, an approximately 1.2 acre site located on Pennsylvania St. SE, between Bell Ave. SE and Trumbull Ave. SE (420 & 424 Pennsylvania St. SE) (the “subject site”).
2. The subject request is accompanied by a request for a site development plan for subdivision (18EPC-40007).
3. The Comprehensive Plan designates the subject site as an Area of Consistency. The subject site is within the boundaries of the Trumbull Neighborhoods Sector Development Plan (TNSDP).
4. The Albuquerque/Bernalillo County Comprehensive Plan, the TNSDP and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

5. The request furthers Community Identity Goal 4.1 and Policy 4.1.1 of the Comprehensive Plan Community Identity Chapter as follows:

Goal 4.1-Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1-Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request would facilitate expansion of the Vietnamese Buddhist temple, which serves a distinct community, and would help enhance this community by offering more services to it and to the community at large. The subject site, part of the Trumbull neighborhood would be improved and expanded—efforts that would also contribute to protecting and preserving the neighborhood. The applicants’ continued efforts to enhance the area, such as offering services to the community and maintaining the subject site, help promote the long-term health and vitality of the neighborhood.

6. The request furthers Land Use Goal 5.2-Complete Communities and Policy 5.2.1-Land Uses of the Comprehensive Plan Land Use Chapter as follows:

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

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 would help foster a complete community because expanding the Buddhist temple’s services would provide residents more opportunities to learn, play, and create community together. The vaccine clinics and meditation retreats, which help create a healthy and distinct community, are available to anyone interested. Due to the subject site’s location in a residential area, it is near to many homes and people from the surrounding neighborhood can conveniently access the subject site by walking, bicycling, or driving.

7. The request furthers Goal 5.6 and Policy 5.6.3 of the Comprehensive Plan Land Use Chapter as follows:

- A. Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Consistency. The area near the subject site is characterized by residential uses (single-family and multi-family). The request would result in the same zoning designation for the three parcels comprising the subject site. Any future development would be limited to church and related uses, which are compatible with the character and intensity of the surrounding area.

- B. Policy 5.6.3-Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located in an Area of Consistency and is surrounded by several blocks of the Trumbull Neighborhood. The request would help protect and enhance the character of the existing neighborhood, which is outside of a designed Center and not along a Corridor, because it would help a low-impact, community-oriented use to continue and expand without disrupting neighboring uses.

8. The request furthers the following Comprehensive Plan Goal and policy from Chapter 11- Heritage Conservation, as follows:

- A. Goal 11.5- Cultural Traditions and the Arts: Emphasize and support cultural traditions and arts as vital components of the community's identities and well-being.

The Vietnamese Buddhist temple is a notable and significant part of the Trumbull neighborhood, which is located in the International District. The request would facilitate expansion of the temple's offerings, which would emphasize and support the cultural traditions and arts of the Vietnamese community by reinforcing the cultural identity and well-being of this group and their friends in the community. The request furthers Goal 11.5- Cultural Traditions and the Arts.

- B. Policy 11.2.3 -Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

The International District, and the Trumbull Neighborhood within it, have a distinct community identity characterized by immigrant populations and cultural and linguistic diversity. The request would expand the Vietnamese Buddhist temple, which features distinct architecture and contributes to the diversity of the built environment. The additional offerings that the expansion would make possible would help to preserve and enhance the social, cultural and historical elements that make this community distinct.

9. The request furthers Neighborhood Maintenance Objective 1 of the TNSDP. The request would result in incorporation of two lots (Lot 7 and 8) into the larger site for the Buddhist temple. Over the years, the applicants have contributed to improving the overall appearance of the area by maintaining their property and providing a presence in the neighborhood. This contributes to improvement of neighborhood aesthetics and revitalization of the International District.
  
10. The applicant has adequately justified the sector development plan map amendment (zone change) request pursuant to Resolution 270-1980:
  - A. Section A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a proposal furthers applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has done in the response to Section C. It's also important to note that the proposed zone change, as a change to an SU-1 zone, is dependent upon an associated site development plan.
  
  - B. Section B: The requested zoning is limited in scope and, because an SU-1 zone is requested, it is tied to a site development plan for the subject site. Incorporating Lots 7 and 8 into the subject site, with Lot 16-A, would not adversely affect stability of land use and zoning in the area. No changes to the church and related uses are proposed. The applicant has demonstrated that the proposed zone change is justified pursuant to R270-1980.
  
  - C. Section C: Since the request is for an SU-1 zone, the "clearly facilitates" test (see Section I) applies and overrides the less rigorous "no significant conflict" test. The applicant has provided a policy-based discussion to demonstrate that the proposed zone change clearly facilitates realization of the Comprehensive Plan and the TNSDP.
  
  - D. Section D: The applicant has adequately demonstrated that a different use category would be more advantageous to the community (D)(3), and that the existing zoning is inappropriate. The proposed, different zone category is more advantageous to the community, based on the policy-based discussion in Section C, because the request clearly facilitates applicable Goals and policies.
  
  - E. Section E: The narrowly-defined SU-1 zoning would allow only the church and related uses, which already operate on the subject site. These are low intensity uses and are not harmful to adjacent property, the neighborhood, or the community. Other uses that could be considered harmful in the subject site's setting would not be allowed.
  
  - F. Section F: The proposed zone change would require no capital expenditures by the City.
  
  - G. Section G: Economic considerations pertaining to the applicant are a factor in the zone change request, but they are not the determining factor.
  
  - H. Section H: The applicant is not requesting apartment, office, or commercial zoning. Also, the subject site is located on Pennsylvania St. SE, which is a local street.

- I. Section I: The requested SU-1 zoning is a justifiable spot zone because the applicant has demonstrated, in the policy-based response to Section C, that the request will clearly facilitate realization of the Comprehensive Plan and the TNSDP.
  - J. Section 1J: The request would not result in a strip zone. The subject site does not constitute a “strip of land along a street” and the zoning would not be commercial.
11. The applicant has adequately justified the sector development plan map amendment (zone change) pursuant to R270-1980. The response to Section C provides a policy-based explanation of how the proposal clearly facilitates realization of applicable Goals and policies in the Comprehensive Plan and the Huning Highland Sector Development Plan (HHSDP)(Sections C and I), and supports the reasoning that a different zoning category would be more advantageous to the community (Section D). The remaining sections (A, B, E, F, G, H, and J) are sufficiently addressed.
  12. The affected neighborhood organizations are the Trumbull Village Association and the District 6 Coalition of Neighborhoods, which the applicant notified as required. The applicant also notified property owners within 100 feet of the subject site, as required. The applicant submitted a petition of support. A facilitated meeting was not held. Staff has not received any phone calls or correspondence and there is no known opposition.

***RECOMMENDATION - 18EPC-40006, April 12, 2018- Zone Map Amendment (Zone Change)***

**APPROVAL of 18EPC-40006, a request for a zone map amendment from R-2 to SU-1 for Church and Related Uses for Lot 7 & Lot 8 and the north 25 feet of Lot 8, Block 8, Casas Serenas Subdivision, an approximately 1.2 acre site located on Pennsylvania St. SE, between Bell Ave. SE and Trumbull Ave. SE, based on the preceding Findings and subject to the following Condition of Approval.**

***CONDITION OF APPROVAL – 18EPC-40006, April 12, 2018–Zone Map Amendment (Zone Change)***

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. The applicant shall obtain final sign-off of the associated site development plan for building permit (18EPC-40007) within six months of the zone change.
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***FINDINGS -18EPC-40007, April 12, 2018-Site Development Plan for Subdivision***

1. The request is for a site development plan for subdivision for Lot 7 & Lot 8 and the north 25 feet of Lot 8, and Lot 16-A, Block 8, Casas Serenas Subdivision, an approximately 1.2 acre site located on Pennsylvania St. SE, between Bell Ave. SE and Trumbull Ave. SE (420 & 424 Pennsylvania St. SE) (the “subject site”).
2. The request accompanies a zone map amendment (zone change) request (18EPC-40006). The zone map amendment request is justified pursuant to R270-1980.
3. The Comprehensive Plan designates the subject site as an Area of Consistency. The subject site is within the boundaries of the Trumbull Neighborhoods Sector Development Plan (TNSDP).
4. The Albuquerque/Bernalillo County Comprehensive Plan, the TNSDP and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers Community Identity Goal 4.1 and Policy 4.1.1 of the Comprehensive Plan Community Identity Chapter as follows:

Goal 4.1-Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1-Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request would facilitate expansion of the Vietnamese Buddhist temple, which serves a distinct community, and would help enhance this community by offering more services to it and to the community at large. The subject site, part of the Trumbull neighborhood would be improved and expanded—efforts that would also contribute to protecting and preserving the neighborhood. The applicants’ continued efforts to enhance the area, such as offering services to the community and maintaining the subject site, help promote the long-term health and vitality of the neighborhood.

6. The request furthers Land Use Goal 5.2-Complete Communities and Policy 5.2.1-Land Uses of the Comprehensive Plan Land Use Chapter as follows:

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

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 would help foster a complete community because expanding the Buddhist temple’s services would provide residents more opportunities to learn, play, and create community together. The vaccine clinics and meditation retreats, which help create a healthy and distinct community, are available to anyone interested. Due to the subject site’s location in a residential area, it is near to many homes and people from the surrounding neighborhood can conveniently access the subject site by walking, bicycling, or driving.

7. The request furthers Goal 5.6 and Policy 5.6.3 of the Comprehensive Plan Land Use Chapter as follows:

- A. Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Consistency. The area near the subject site is characterized by residential uses (single-family and multi-family). The request would result in the same zoning designation for the three parcels comprising the subject site. Any future development would be limited to church and related uses, which are compatible with the character and intensity of the surrounding area.

- B. Policy 5.6.3-Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located in an Area of Consistency and is surrounded by several blocks of the Trumbull Neighborhood. The request would help protect and enhance the character of the existing neighborhood, which is outside of a designed Center and not along a Corridor, because it would help a low-impact, community-oriented use to continue and expand without disrupting neighboring uses.

8. The request furthers the following Comprehensive Plan Goal and policy from Chapter 11- Heritage Conservation, as follows:

- A. Goal 11.5- Cultural Traditions and the Arts: Emphasize and support cultural traditions and arts as vital components of the community's identities and well-being.

The Vietnamese Buddhist temple is a notable and significant part of the Trumbull neighborhood, which is located in the International District. The request would facilitate expansion of the temple's offerings, which would emphasize and support the cultural traditions and arts of the Vietnamese community by reinforcing the cultural identity and well-being of this group and their friends in the community. The request furthers Goal 11.5- Cultural Traditions and the Arts.

- B. Policy 11.2.3 -Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

The International District, and the Trumbull Neighborhood within it, have a distinct community identity characterized by immigrant populations and cultural and linguistic diversity. The request would expand the Vietnamese Buddhist temple, which features distinct architecture and contributes to the diversity of the built environment. The additional offerings that the expansion would make possible would help to preserve and enhance the social, cultural and historical elements that make this community distinct.

9. The request furthers Neighborhood Maintenance Objective 1 of the TNSDP. The request would result in incorporation of two lots (Lot 7 and 8) into the larger site for the Buddhist temple. Over the years, the applicants have contributed to improving the overall appearance of the area by maintaining their property and providing a presence in the neighborhood. This contributes to improvement of neighborhood aesthetics and revitalization of the International District.
10. The affected neighborhood organizations are the Trumbull Village Association and the District 6 Coalition of Neighborhoods, which the applicant notified as required. The applicant also notified property owners within 100 feet of the subject site, as required. The applicant submitted a petition of support. A facilitated meeting was not held. Staff has not received any phone calls or correspondence and there is no known opposition.

***RECOMMENDATION - 18EPC-40007, April 12, 2018***

**APPROVAL of 18EPC-40007, a Site Development Plan for Subdivision for Lot 7 & Lot 8 and the north 25 feet of Lot 8, and Lot 16-A, Block 8, Casas Serenas Subdivision, an approximately 1.2 acre site located on Pennsylvania St. SE, between Bell Ave. SE and Trumbull Ave. SE, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL -18EPC-40007, April 12, 2018-Site Development Plan for Subdivision***

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. Condition from Transportation Development:  
Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
4. Condition from the ABCWUA:  
As a condition of approval of this subdivision please request an Availability Statement encompassing the future lot consolidation and, if possible, the future proposed meditation center.

5. Condition from the Solid Waste Management Department:

Clarify existing refuse location/type, to verify new lots 7 & 8 will not hinder any existing refuse collection service.

6. Conditions from PNM:

- A. An existing overhead electric distribution line crosses the property at the back lot line along the eastern boundary of the subject property and bisecting the future combined site. It is the applicant's obligation to abide by any conditions or terms of those easements.
  - B. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project.
  - C. 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](http://www.pnm.com) for specifications.
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*Catalina Lehner*

**Catalina Lehner, AICP  
Senior Planner**

***Notice of Decision cc list***

cc: Thanh Nguyen, 1716 White Cloud NE, ABQ, NM 87112  
Trumbull Village Assoc., David Standridge, 1501 Shirley St. NE, ABQ, NM 87112  
Trumbull Village Assoc., Alyce Ice, 6902 4<sup>th</sup> St. NW, #11, ABQ, NM 87107  
Dist. 6 Coalition of Neigh. Assoc. Gina Dennis, 1816 Buena Vista Dr. NE, #102, ABQ, NM 87106  
Dist. 6 Coalition of Neighborhood Assoc., Eileen Jessen, 420 General Hodges NE, ABQ, NM 87123

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

No adverse comments.

#### ***Office of Neighborhood Coordination***

#### ***Long Range Planning***

### ***CITY ENGINEER***

#### ***Transportation Development***

Zone map amendment: No objection to the request.

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

#### ***Hydrology Development***

#### ***New Mexico Department of Transportation (NMDOT)***

NMDOT has no comments.

### ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

#### ***Transportation Planning***

No comment.

#### ***Traffic Engineering Operations (Department of Municipal Development)***

#### ***Street Maintenance (Department of Municipal Development)***

#### **RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:**

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

### ***WATER UTILITY AUTHORITY***

#### ***Utility Services***

1. 18EPC-40002 Zone Map Amendment (Zone Change)
  - Identification: UPC – 101905629043411117
  - a. No adverse comment to the proposed zone change.
2. 18EPC-40007 Site Development Plan for Subdivision

- a. As a condition of approval of this subdivision please request an Availability Statement encompassing the future lot consolidation and, if possible, the future proposed meditation center. Requests can be made at the link below:
- i. [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
  - ii. Request shall include a zone map showing the site location and, provided the meditation center is ready for construction, a City Fire Marshal approved Fire 1 Plan.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division**

**Environmental Services Division**

**PARKS AND RECREATION**

**Planning and Design**

**Open Space Division**

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**- Clarify existing refuse location/type, to verify new lots 7 & 8 will not hinder any existing refuse collection service.

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

Not on a Transit Corridor. Fixed route #97 travels east-west on Zuni and connects to multiple north-south routes in the Lead-Coal corridor. The nearest stop pair for Route 97 is between Texas and Utah on Zuni, approximately 2000 feet walking distance from the site. No comment.

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

No objections.

**ALBUQUERQUE PUBLIC SCHOOLS**

This will have no adverse impact to the APS district.

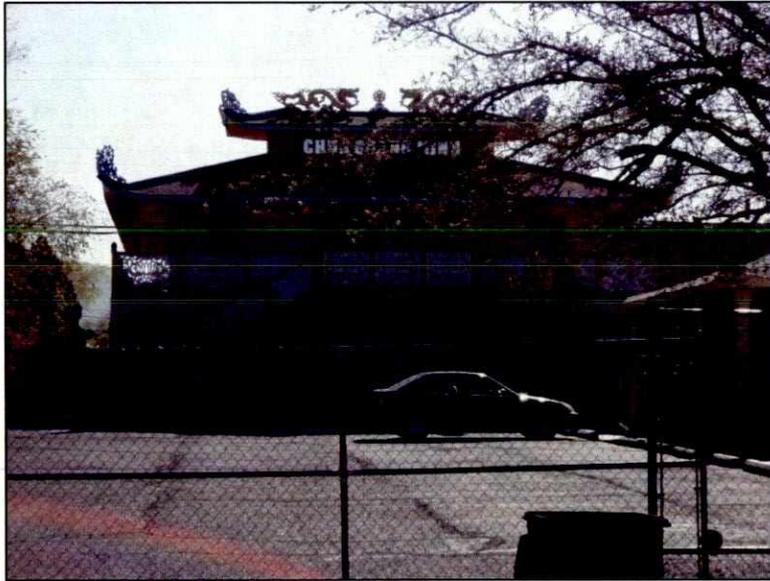
**MID-REGION COUNCIL OF GOVERNMENTS**

MRMPO has no adverse comments.

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

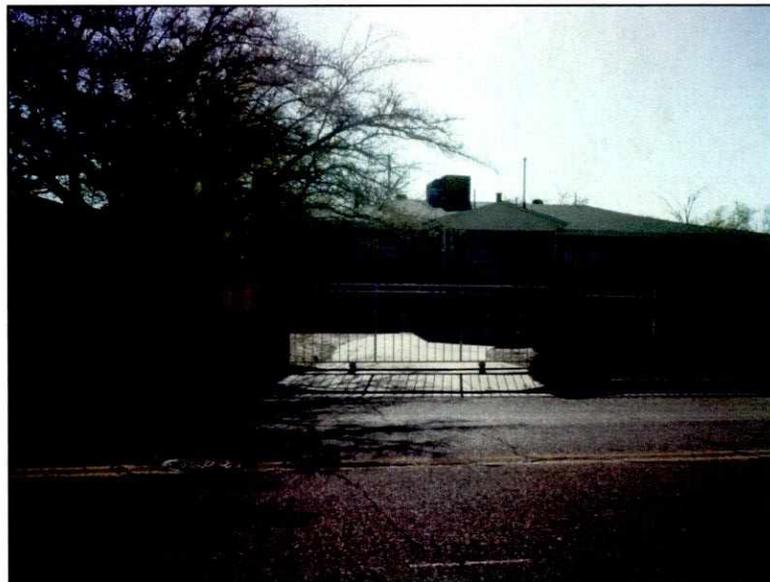
**PUBLIC SERVICE COMPANY OF NEW MEXICO**

1. PNM provided comments regarding this EPC case number for the February 14, 2013 EPC hearing. An existing overhead electric distribution line crosses the property at the back lot line along the eastern boundary of the subject property and bisecting the future combined site. It is the applicant's obligation to abide by any conditions or terms of those easements. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center  
4201 Edith Boulevard NE, Albuquerque, NM 87107  
Phone: (505) 241-0589
2. 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](http://www.pnm.com) for specifications.



**Figure 1:** Looking east, at the Buddhist temple, from Pennsylvania St. SE.

**Figure 2:** Looking east, at the other building of the Buddhist temple, from Pennsylvania St. SE.



**Figure 3:** Looking east, at the home on Lots 7 & 8, from Pennsylvania St. SE.

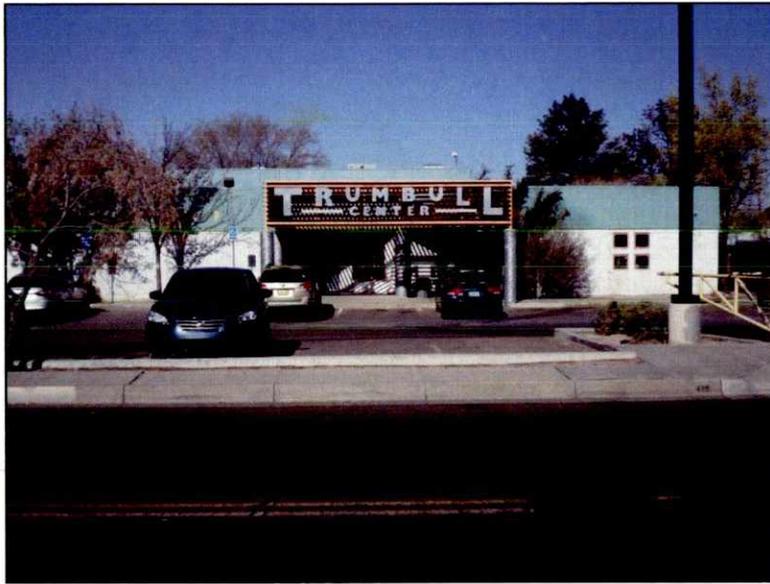


Figure 4: Looking west, from the subject site, at the Trumbull Community Center.

Figure 5: Looking southwest, from the subject site, at the community center's parking lot and park.

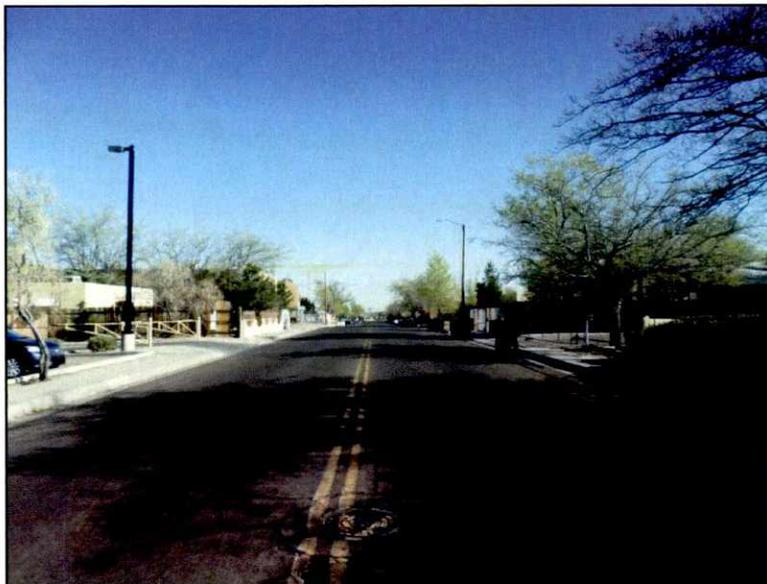


Figure 6: Looking north, up Pennsylvania St. SE, from in front of the subject site.

HISTORY



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

October 10, 2014

NM Vietnamese Buddhist Association  
420 Pennsylvania SE  
Albuquerque, NM 87108

**Project# 1000501**  
14EPC-40062 Site Development Plan for Building  
Permit

### LEGAL DESCRIPTION:

For all or parts of Lot 16-A Block 8, Plat of Lot 16-A Block  
8 Casas Serenas Subdivision. (L-19)  
Staff Planner: Vicente M. Quevedo

On October 9, 2014, the Environmental Planning Commission (EPC) voted to APPROVE Project#  
1000501, 14EPC-40062, a Site Development Plan for Building Permit, based on the following Findings:

### FINDINGS:

Albuquerque

NM 87103

www.cabq.gov

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 0.92 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.

OFFICIAL NOTICE OF DECISION

Project #1000501

October 9, 2014

Page 2 of 6

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.*

OFFICIAL NOTICE OF DECISION

Project #1000501

October 9, 2014

Page 3 of 6

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.

**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.

OFFICIAL NOTICE OF DECISION

Project #1000501

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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:

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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](http://www.pnm.com) for specifications.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **October 24, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

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Project #1000501

October 9, 2014

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DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

  
Suzanne Lubar  
Planning Director

SL/VQ

cc: 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  
Charles Bennett, 600 San Pablo St. NE, Albuquerque, NM 87108  
Hanh Nguyen, 1027 Shirley NE, Albuquerque, NM 87112



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

February 15, 2013

New Mexico Vietnamese Buddhist Assoc  
1716 White Cloud NE  
Albuquerque, NM 87112

**Project# 1000501**  
12EPC-40080 Sector Development Plan Zone  
Map Amendment (Zone Change)  
12EPC-40081 Site Development Plan for  
Subdivision

### LEGAL DESCRIPTION:

For all or a portion of Lots 15 & 16, Block 8, Casa Serenas Addition, located on Rhode Island St. SE between Bell St. SE and Trumbull St. SE containing approximately 0.3 acre.  
Staff Planner: Randall Falkner

PO Box 1293

Albuquerque On February 14, 2013, the Environmental Planning Commission (EPC) voted to APPROVE Project 1000501, 12EPC-40080, a request for Sector Development Plan Zone Map Amendment (Zone Change) based on the following Findings and Conditions:

NM 87103

### FINDINGS

- www.cabq.gov
1. This is a request for a sector development plan zone map amendment from R-T to SU-1 for Church & Related Uses for Lots 15 & 16, Block 8, Casas Serenas Addition, a site of approximately 0.30 acres, located on Rhode Island Street SE, between Bell Avenue SE and Trumbull Avenue SE.
  2. The applicant intends to combine Lots 15 and 16 with the existing Buddhist Temple to the north on Lot 5A. The request will allow the existing Buddhist Temple on Lot 5A to the north to expand and accommodate growing meditation participants.
  3. 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 (00138-00000-01062), and a site development plan for subdivision (00138-00000-

OFFICIAL NOTICE OF DECISION

PROJECT #1000501

February 14, 2013

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00869) for Lots 5, 6, 17 and 18. However, the site plan was never signed off 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 (03EPC 00731) and a site development plan for building permit (03EPC 00707) for Lots 5, 6, 17 and 18. These lots have since been re-platted into one Lot (Lot 5A).

4. A request for a site development plan for subdivision (12EPC 40081) accompanies this request.
5. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the Trumbull Neighborhood Sector Development Plan.
6. 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.
7. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
  - A. The zone change request would be consistent with the health, safety, morals, and general welfare of the city by allowing similar zoning (SU-1 for Church & Related Uses) to what is already allowed on the property (Lot 5A) to the north (SU-1 for Church). The property to the north has been zoned SU-1 for Church for 26 years. The Trumbull Village Neighborhood Association has sent a letter indicating that they support the request. The request would not have a substantial adverse effect on the environment, public facilities and services, and roadways.
  - B. The request would provide stability of land use and zoning. The request for SU-1 for Church and Related Uses is not a new zone or use since the property to the north has been zoned SU-1 for Church for 26 years.
  - C. The request furthers applicable policies of the Comprehensive Plan and the Trumbull Neighborhood Sector Development Plan, including the following:
    1. Policy II.B.5d – The zone change request would respect existing neighborhood values by allowing similar zoning (SU-1 for Church & Related Uses) to what is already allowed on the property (Lot 5A) to the north (SU-1 for Church). The property to the north has been zoned SU-1 for Church for 26 years.
    2. Policies II.B.5i & II.B.5k – The request will complement residential areas and has been sited to minimize the adverse effects of noise, lighting, pollution, and traffic. The livability and safety of established residential neighborhoods will be protected in

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PROJECT #1000501

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transportation and planning operation. The only access to the site will continue to be from Pennsylvania and Rhode Island will continue to be closed to vehicles and pedestrians.

3. Neighborhood Maintenance Objective 1 (Trumbull Neighborhood SDP) – The request will improve the overall appearance of the area by changing the zoning from R-T to SU-1 for Church and Related Uses, which is not an unfamiliar zone (existing SU-1 for Church zone) on Lot 5A. Lots 15 and 16 (which are currently vacant) would be developed and become part of the Buddhist temple development. Vacant parcels would be less susceptible to crime, graffiti, dumping, and loitering.
  - D. The request will be more advantageous to the community as articulated in the Comprehensive Plan and the Trumbull Neighborhood Sector Development Plan. There is neighborhood support for the request.
  - E. The request would not allow permissive uses that would be harmful to the adjacent property, neighborhood, or the community.
  - F. The site will not require major and unprogrammed capital expenditures by the City.
  - G. The cost of land or other economic considerations are not the determining factor for the requested zone change.
  - H. The subject site is located along Pennsylvania and Rhode Island, which are not collector or major streets; therefore, Policy H is not applicable.
  - I. The request is not a spot zone because Lot 5A to the immediate north contains SU-1 for Church zoning.
  - J. The request does not constitute a strip zone.
8. There is no known opposition to the request. Neighborhood support for the request has been received in the form of a petition with signatures, as well as a letter of support from the Trumbull Village Neighborhood Association.

**CONDITIONS**

1. The zone map amendment does not become effective until the accompanying site development plan (12EPC 40081) is approved by the DRB pursuant to §14-16-4-1(C)(11) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

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On February 14, 2013, the Environmental Planning Commission (EPC) voted to APPROVE Project 12EPC-40081, a request for a Site Development Plan for Subdivision, based on the following Findings and Conditions:

**FINDINGS**

1. This is request for a site development plan for subdivision for Lots 15 & 16, Block 8, Casas Serenas Addition, a site of approximately 0.30 acres, located on Rhode Island Street SE, between Bell Avenue SE and Trumbull Avenue SE.
2. The applicant intends to combine Lots 15 and 16 with the existing Buddhist Temple to the north on Lot 5A. At some point in the future, the applicant intends to demolish the existing dwelling unit on Lot 15, and replace it with a new single story building for a modern meditation hall, Buddhism class, Vietnamese language class, and youth/senior citizen activities. The request will allow the existing Buddhist Temple on Lot 5A to the north to expand and accommodate growing meditation participants.
3. The proposed use is not permissive under the current zoning (R-T). The abutting lot to the immediate north (Lot 5A) is currently zoned SU-1 for Church.
4. 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 (00138-00000-01062), and a site development plan for subdivision (00138-00000-00869) for Lots 5, 6, 17 and 18. However, the site plan was never signed off 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 (03EPC 00731) and a site development plan for building permit (03EPC 00707) for Lots 5, 6, 17 and 18. These lots have since been re-platted into one Lot (Lot 5A).
5. A request for a sector development plan zone map amendment (12EPC 40080) accompanies this request.

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PROJECT #1000501

February 14, 2013

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6. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the Trumbull Neighborhood Sector Development Plan.
7. 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.
8. The request furthers applicable policies of the Comprehensive Plan and the Trumbull Neighborhood Sector Development Plan, including the following:
  - a. Policy II.B.5d – The request would respect existing neighborhood values and be compatible with the surrounding neighborhood. The request would not increase traffic along Rhode Island, since the driveway to Rhode Island will remain closed and traffic will continue to access the site from Pennsylvania.
  - b. Policy II.B.5i – The request will complement residential areas and will have minimal effect on noise, lighting, pollution, and traffic on residential environments. Access will only be available along Pennsylvania, as the driveway to Rhode Island will remain closed. The applicant has stated on the site plan for subdivision that future light poles will be no more than 16 feet in height, future landscaping will be similar to the temple side landscaping, off-street parking shall not dominate the street frontage, and the future architectural theme and style will be compatible with surroundings.
  - c. Policy II.B.5k – 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. Rhode Island will continue to remain closed and the only access to the temple site will be along Pennsylvania.
  - d. Neighborhood Maintenance Objective 1 (Trumbull Neighborhood SDP) – The request will improve the overall appearance of the area by minimizing adverse effects of noise, lighting, pollution, and traffic on residential environments. The vacant lots 15 and 16 would be developed and become part of the Buddhist temple development. Vacant parcels would be less susceptible to crime, graffiti, dumping, and loitering.
9. The site development plan for subdivision states that development of the site will require a site development plan for building permit approved by the EPC.
10. There is no known opposition to the request. Neighborhood support for the request has been received in the form of a petition with signatures, and the Trumbull Village Neighborhood Association has sent a letter indicating that they support the request.

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**CONDITIONS**

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. The text on the site development plan for subdivision under "Current Use of Property" and "Lot 5A" shall delete "and related uses" and begin a new sentence with "Site consists of".
4. Note 1 of the site development plan for subdivision shall delete the letter "s" on "requires" and add the letter "a" in between "require" and "site" so it reads as follows: "Development of the site will require a site development plan for building permit approved by the EPC."
5. Conditions of approval from City Engineer, Municipal Development, Hydrology and NMDOT:
  - a. Concurrent Platting Action required at Development Review Board (DRB).
  - b. All easements need to be shown and labeled on Site Plan.
  - c. Please show conceptual circulation layout of vehicle/pedestrian ingress/egress between the public ROW and proposed site.
  - d. DRB will require a full set (24" x 36") of site plan for review to accommodate their large signature block.
6. Conditions of approval from Public Service Company of New Mexico:
  - a. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
  - b. There is an existing overhead electric distribution line that crosses the property at the back lot line with an overhead electric service drop to the existing home that is planned for demolition. There is also an existing street light along Rhode Island SE located at the property. It will be necessary for the applicant to contact PNM's New Service Delivery

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PROJECT #1000501  
February 14, 2013  
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Department to coordinate electric service for this project. And coordinate with PNM for any removal of electric service.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 1, 2013** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission

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February 14, 2013  
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extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,



*for*

Suzanne Lubar  
Acting Director, Planning Department

DS/RF/mc

cc: 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  
Marian Jordan, 816 Arizona SE, Albuquerque, NM 87108

CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
P.O. BOX 1293, Albuquerque, NM 87103

Luis Galarza  
P.O. Box 40141  
Albuquerque, NM 87196-0387

Date: September 23, 1987

CERTIFICATION OF ZONING

File: SD-80-6-3/Z-87-116

DATE OF FINAL ACTION: 9/17/87

Location: Thanh Nguyen,  
agent for Luis Galarza,  
requests an amendment to the  
Trumbull Sector Development  
Plan and a zone map amendment  
for Lots 5 and 6, Block 8 in  
Casas Serenas Addition  
presently zoned R-2 and  
proposed to be zoned as SU-1  
for a Church located at 420  
Pennsylvania Street SE  
between Bell Street and  
Trumbull Street SE containing  
approximately .31 acres.  
(L-19)

The Environmental Planning Commission ruled favorably on your request to amend the zone map as it applies to the above-cited property.

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED PROPERTY IS NOW CHANGED AS FOLLOWS:

Amendment to the Trumbull Sector Development Plan and a change of zone from R-2 to SU-1 for a church

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,

*Richard Dineen*

*For* Phil Garcia  
City Planner

cc: Graphics  
Zoning  
IMS/Work Study

Z-CERTIFICATION

City of Albuquerque  
Planning Department  
Planning Division  
P.O. Box 1293, Albuquerque, New Mexico 87103

Date: September 23, 1987

Luis Galarza  
P.O. Box 40141  
Albuquerque, NM 87196-0387

**NOTIFICATION OF DECISION**

File: SD-80-6-1/2-87-116  
Location: Thanh Nguyen, agent for Luis Galarza, requests an amendment to the Trumbull Sector Development Plan and a zone map amendment for Lots 5 and 6, Block 8 in Casas Serenas Addition presently zoned R-2 and proposed to be zoned as SU-1 for a Church located at 420 Pennsylvania Street SE between Bell Street and Trumbull Street S.E. containing approximately .31 acres. (L-19)

On September 17, 1987, the Environmental Planning Commission voted to approve an amendment to the Trumbull Sector Development Plan and a change of zone from R-2 to SU-1 for a church based on the following Findings and subject to the following Conditions:

Findings:

1. In compliance with Resolution 270-1980, the requested church zoning for the site would not be a destabilizing influence in the area and would in fact help carry out the objectives of the Trumbull Neighborhood Plan by reducing of potential residential density and providing needed social services and further the objectives of the Comprehensive Plan by encouraging rehabilitation of an older neighborhood.
2. Location across from the Trumbull Neighborhood Center lessens any potential traffic impacts.
3. No objection was expressed by the neighborhood.
4. The proposed zoning would be a less intensive use than the present zoning.

Conditions:

1. A site development plan is required by Staff.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY APPEAL OCTOBER 2, 1987, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,

  
Phil Garcia  
City Planner

PG/CB/vb  
(8489)

cc: Luis Galarza applicant, P.O. Box 40141, 87196-0387  
Dwain Wright, 2901 Euclid N.E., 87106  
Yen Nguyen, 2016 White Cloud, NE, 87112  
Thanh Nguyen, 1617 White Cloud N.E., 87112

City of Albuquerque  
Planning Department  
Planning Division  
P.O. Box 1293, Albuquerque, New Mexico 87103

Date: May 22, 1992

**OFFICIAL MODIFICATION OF DECISION**

Gemelsky/Benton Architects  
622 Tijeras Ave., NW  
Albuq., NM; 87102

FILE: Z-87-116-1  
LEGAL DESCRIPTION: request site development plan amendment for Lots 5 & 6, Block 8, Casas Serenas Subdivision located between Bell and Trumbull containing approximately .30 acre. (L-19)

On May 21, 1992, the Environmental Planning Commission voted to approve Z-87-116-1, your request for a site development plan amendment based on the following findings and subject to the following conditions:

Findings:

1. The proposed addition will not negatively affect surrounding developments.
2. Increased landscaping and solid fencing will enhance the overall site and help to screen the facility from view.
3. The commission finds that the requirement for a six foot sidewalk in front of this property would be inconsistent and inappropriate with the sidewalks existing in the balance of the neighborhood.

Conditions:

1. Additional landscaping shall be provided on the northern and eastern property lines and placed within a six foot wide landscape area.
2. Solid fencing in form of metal slats inserted into the existing chainlink fence or a wood fence shall be located at the northern eastern and southern property lines for screening.
3. Signage shall be shown on the site plan including height, width and sign face dimensions.
4. The two 8 foot driveways shall be consolidated into one 30 foot driveway to the satisfaction of the Development Review Board.
5. Sidewalks shall be 6 feet in width to the satisfaction of the Development Review Board except that the applicant has the opportunity of the right to request a variance for a narrower sidewalk at the Development Review Board.
6. A conceptual grading and drainage plan shall be provided for approval prior to final site plan sign-off by the Development Review Board.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JUNE 5, 1992, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

ZONING

Please refer to §14-16-2-11 for the R-2 zone  
and to §14-16-2-22 for the SU-1 zone

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APPLICATION INFORMATION

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**Supplemental Form (SF)**

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input checked="" type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	<b>V</b>	<input checked="" type="checkbox"/>	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			Adoption of Rank 2 or 3 Plan or similar
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)			
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)			
<input type="checkbox"/> IP Master Development Plan	<b>D</b>		Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE (Form D)</b>			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

PDF copy of the completed application along with all the plans and documents being submitted must be emailed to (PLNDRS@cabq.gov) prior to processing this application. **Zipped files and files over 9 Megabytes will not get delivered via email, Therefore, PDF files must be provided on a CD**

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 APPLICANT: THANH NGUYEN PHONE: 505-846-1931  
 ADDRESS: 1716 WHITE CLOUD NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL: thanhbq51@gmail.com  
 Proprietary interest in site: N/A List all owners: N/A

DESCRIPTION OF REQUEST: EXPAND SU-1/ CHURCH ZONING (Change of Zone from R-2 to SU-1 for Church and related uses

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. 7 and 8 Block: 8 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: CASAS SERENAS ADDITION  
 Existing Zoning: R-2 Proposed zoning: SU-1 for church and related uses MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): L-19\_Z UPC Code: Lot 7&8 (424 Pennsylvania SE): 101905628442411118

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): Project # 1000501  
03EPC-00707 ; 03EPC-00731 ; 12EPC40080/12EPC40081

**CASE INFORMATION:**

Within city limits?  Yes  No Within 1000FT of a landfill?  YES  NO  
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 0.25  
 LOCATION OF PROPERTY BY STREETS: On or Near: 424 PENNSYLVANIA AVE, SE., ALBUQUERQUE, NM 87108  
 Between: BELL St. and TRUMBULL St.  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Thanh Nguyen DATE 2/23/2018  
 (Print Name) THANH NGUYEN Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>18EPC - 40006</u>	<u>AZM</u>		<u>\$240.00</u>
<input type="checkbox"/> All fees have been collected	<u>- 40007</u>	<u>SPS</u>		<u>\$385.00</u>
<input type="checkbox"/> All case #s are assigned		<u>CMF</u>		<u>\$50.00</u>
<input type="checkbox"/> AGIS copy has been sent		<u>ADV</u>		<u>\$75.00</u>
<input type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$750.00</u>

Hearing date April 12, 2018

[Signature]  
 Staff signature & Date 2-26-18

Project # 1000501

**FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS**

**ANNEXATION (EPC08)**

- Application for zone map amendment including those submittal requirements (see below).  
*Annexation and establishment of zoning must be applied for simultaneously.*
  - Petition for Annexation Form and necessary attachments
  - Zone Atlas map with the entire property(ies) clearly outlined and indicated  
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
  - Letter describing, explaining, and justifying the request  
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
  - Letter of authorization from the property owner if application is submitted by an agent
  - Board of County Commissioners (BCC) Notice of Decision
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - Sign Posting Agreement form
  - Traffic Impact Study (TIS) form
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

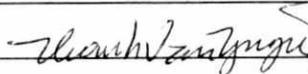
- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
  - SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
  - SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)
  - Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
  - Proposed Sector Plan (**30** copies for EPC, **6** copies for DRB)
  - Zone Atlas map with the entire plan area clearly outlined and indicated
  - Letter describing, explaining, and justifying the request
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
  - Traffic Impact Study (TIS) form (for EPC public hearing only)
  - Fee for EPC final approval only (see schedule)
  - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

- AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**
- Zone Atlas map with the entire property clearly outlined and indicated
  - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - Sign Posting Agreement form
  - Traffic Impact Study (TIS) form
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**
  - AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**
  - Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
  - Plan to be amended with materials to be changed noted and marked
  - Zone Atlas map with the entire plan/amendment area clearly outlined
  - Letter of authorization from the property owner if application is submitted by an agent (map change only)
  - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
  - Traffic Impact Study (TIS) form
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**
  - Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
  - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
  - Letter describing, explaining, and justifying the request
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

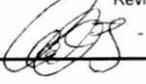
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

THANH NGUYEN  
 \_\_\_\_\_  
 Applicant name (print)  
  
 Applicant signature & Date  
 2/23/2018



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Revised: June 2011

 2-26-18  
 Staff signature & Date

Project # 1000501

Application case numbers  
18 EPC - 40006  
 \_\_\_\_\_  
 \_\_\_\_\_

**FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**

- N/A** 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.  
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- N/A** Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- N/A** Completed Site Development Plan for Subdivision and/or Building Permit Checklist
- Sign Posting Agreement
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17) Maximum Size: 11" x 17"**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
- Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 15 copies
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**NOTE:** For waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:

- Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(ii)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(D)(1)(d)(iii)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(D)(1)(d)(v).
- Registered engineer or architect's stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
- Office of Neighborhood Coordination inquiry response based on ¼ mile radius, notification letter, certified mail receipts
- Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

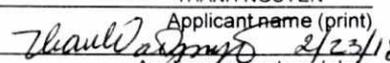
**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Development Plan (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 15 copies
- Site plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

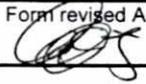
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

THANH NGUYEN  
 Applicant Name (print)  
  
 Applicant signature / date 2/23/18



Form revised August 2017

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 18 - EPC - 4007

 2-26-18  
 Planner signature / date  
 Project #: 1000501

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Thanh Nguyen DATE OF REQUEST: 2/23/2018 ZONE ATLAS PAGE(S): L-19-Z

**CURRENT:**

ZONING R-2

PARCEL SIZE (AC/SQ. FT.) 0.25 + 0.9 = 1.15

**LEGAL DESCRIPTION:**

LOT OR TRACT # 7 and 8 BLOCK # 8

SUBDIVISION NAME CASA SERENAS ADDITION

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]

ZONE CHANGE [  ]: From R-2 To SU-1 for Church SUBDIVISION\* [ ] AMENDMENT [ ]

SECTOR, AREA, FAC, COMP PLAN [ ] BUILDING PERMIT [ ] ACCESS PERMIT [ ]

AMENDMENT (Map/Text) [ ] BUILDING PURPOSES [ ] OTHER [ ]

**SITE DEVELOPMENT PLAN:**

\*includes platting actions

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [  ]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: \_\_\_\_\_

BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

**Note:** changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE  DATE 2/23/2018

(To be signed upon completion of processing by the Traffic Engineer)

**Planning Department, Development & Building Services Division, Transportation Development Section -**  
2<sup>ND</sup> Floor West, 600 2<sup>nd</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [  ] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [  ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes:

**If a TIS is required:** a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

  
TRAFFIC ENGINEER

02-23-18  
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED    /   /    TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED    /   /



**NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION**

**HỘI PHẬT GIÁO VIỆT NAM TẠI NEW MEXICO**

**QUANG MINH TEMPLE**

**CHÙA QUANG MINH**

420 Pennsylvania SE, Albuquerque, NM 87108. Phone: 505-265-7299

February 23, 2018

Derek Bohannon, Chair  
Environmental Planning Commission  
c/o City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Dear Chair and Planning Commissioners:

We, the New Mexico Vietnamese Buddhist Association, are requesting the city of Albuquerque Planning Department for a zone map amendment from R-2 to SU-1 for a small church and related uses and amendment to a sector plan for lot 7 and N 25 FT lot 8, Block 8 in the Casas Serenas Addition. The subject site consists of .25 acres with a single family home (lot 7). On the northern portion of the subject site is a Buddhist Temple (lot 16). The request is to allow a new zone in order to combine the sites.

The Quang Minh Buddhist Temple is only active on weekends and special events. Therefore, it will not be in conflict with the daily operations of the Trumbull Community Center, located across from Quang Minh Temple. Furthermore, traffic through Rhode Island Street will not increase as there is only one main gate entrance onto the property, which is located on 420 Pennsylvania SE.

This rezoning request will allow the Quang Minh Buddhist temple, an existing long-term Buddhist Temple to remain and permit future expansions to accommodate growing meditation participants.

The most recent zone change for this site was in 2012. It was for the zone map amendment to allow the Buddhist Temple to be part of the site development plan request (Project # 1000501).

We are confident that the Planning Commissioners will grant an approval for this rezoning petition because of the added benefit to the community.

In conclusion, we are requesting for a zoning amendment for 424 Pennsylvania SE. Enclosed is the petition document supporting the zone change.

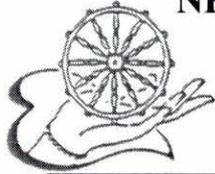
Thank you for your time and consideration of this request. Please contact me at 505-846-1931(Work) or 505-299-2441(Home) for additional information or any questions you may have.

Sincerely,

Thanh Nguyen

A handwritten signature in black ink, appearing to read 'Thanh Nguyen', written in a cursive style.

President of the NM Vietnamese Buddhist Association



## NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION

HỘI PHẬT GIÁO VIỆT NAM TẠI NEW MEXICO

### QUANG MINH TEMPLE

CHÙA QUANG MINH

420 Pennsylvania SE, Albuquerque, NM 87108. Phone: (505) 265-7299

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March 27, 2018

Derek Bohannon, Chair  
 Environmental Planning Commission  
 c/o City of Albuquerque Planning Department  
 600 2<sup>nd</sup> Street NW  
 Albuquerque, NM 87102

#### Letter of justifications for the zone change request pursuant to Resolution 270-1980

Dear chair and Planning Commissioners:

This petition is in reference for a rezoning change concerning the lot 7 and N 25 FT lot 8, block 8, Casas Serenas Addition, located at 424 Pennsylvania Ave., which is currently a zone R-2 with a single-family dwelling (lot 7) to be rezoned to SU-1 for church and related uses. If approved, the new zone will be combined with the current Quang Minh Buddhist Temple, which is on the northern side of the subject.

This zoning request is to expand the use of the facility, providing a space for future meditation center in addition to the current Sunday Dharma classes for children in the Vietnamese community.

#### Background

The Quang Minh Temple was founded 32 years ago at 420 Pennsylvania SE by four founding members that took the initiative and braved what was then considered the "War Zone". Since that commitment, the location in which we have established our roots have provide a stable presence and a safer environment for nearby neighbors and the neighborhood. We believe that by being there we have influenced a positive and gradual change around the neighborhood, especially with the removal of street barriers. Please refer to Section C for examples of the zone change contributing to the specific Comprehensive Plan policies.

Quang Minh Temple's unique architecture has also contributed to the neighborhood's appearance since its inception. The temple buildings and landscape have been maintained and improved on a regularly basis, and we believed that this contributes to the revitalization of the neighborhood. In recent years, dilapidated apartment complexes down the block were demolished and replaced with newly built single-family homes, which were featured on TLC's network show "Trading Spaces". Please refer to Section C, Policy 4.1.4 for examples of the zone change contributing to the specific Comprehensive Plan policies.

Last year, the State of New Mexico has recognized Quang Minh Temple as an essential entity of the International District area that has had a positive influence on the community, especially to the surrounding neighbors.

- Provides facilities to local Buddhist and non-Buddhist meditation groups.
- Hosts fundraising events for local, national and international disasters.
- Serves as a Flu Shot Clinic while collaborating with Walgreens to provide free flu vaccination annually to the public.

Please refer to Section C for examples of the zone change contributing to the specific Comprehensive Plan policies.

Justifications for this zone change is based on the policy criteria of Resolution 270-1980 in that the *Albuquerque/Bernalillo County Comprehensive Plan* is better served by the zone change.

**A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.**

The proposed zone changes from R-2 to SU-1 for Church & Related Uses is consistent with the health, safety, morals, and general welfare of the neighborhood, community, and city because the zone change will allow for uses consistent with the current use of Quang Minh Temple and the vision of the local community. The addition will allow Quang Minh Temple to expand its facilities. With a more spacious facility, Quang Minh Temple will be able to provide additional spiritual services and accommodate more members and visitors.

The proposed change to Church & Related Uses is consistent with the health and safety of the city. The property is fully enclosed, gated, and secured. All church services and meditation sessions are held in the main chapel area, which is inside the gated and fenced property.

The proposal is aligned with the morals of the city. The development maintains the existing neighborhood scale and will offer a more spacious facility for church services, meditation retreats, and cultural activities.

The development contributes to general welfares within the community by offering spiritual services and provides community access to meditation retreats and cultural activities. The development also serves as a vaccination clinic, providing free flu vaccination to the community and the public, annually.

For these reasons, this zone change request furthers the goals and policies of the Comprehensive Plan as demonstrated in Section C below.

**B. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.**

The stability of land use and zoning remains the same because Quang Minh Temple, which is the adjoining lot to the north, is already in SU-1 for church and related uses zone for the past 32 years.

The properties (lot 7 and 8) will no longer be a vacant parcel that is susceptible to graffiti, dumping, and loitering. The general welfare of this community will be stabilized as a result of this request. The proposed zoning will not have a substantial adverse effect on the:

- Environment... no increase in greenhouse gases or any pollutants...
- Public facilities & services... no increase in public facilities...
- Roadways... There will not be an increase in use of the roadways since Rhode Island gate will remain close with one main entrance onto the facility being on Pennsylvania.
- Schools... no increase students to the surrounding school district since no student resides at this property.
- Parks... potential of adding a few more visitors to the nearby parks...
- Fire, Police & Drainage Facilities... the surrounding drainages will not be affected by this change

The proposed zoning will simply permit the expansion of the property's use into Quang Minh Temple.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

The proposed rezoning is not in conflict with adopted elements of the Albuquerque & Bernalillo County Comprehensive Plan and Trumbull Sector Development Plan. The subject site is in an area of Consistency as designated by the Comprehensive Plan and other applicable plans. As part of an Area of Consistency, the requested zone change remains committed to foster a safe and healthy neighborhood as well as enhancing the existing character of the district. The following section demonstrates how the proposed zone change clearly facilitates applicable goals and policies from the Comprehensive Plan:

## ALBUQUERQUE & BERNALILLO COUNTY COMPREHENSIVE PLAN

### COMMUNITY IDENTITY

#### Goal 4.1 Character

Enhance, protect, and preserve distinct communities.

#### Policy 4.1.4

Neighborhood: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality

- c) **Support improvements that protect stable, thriving residential neighborhoods and enhance their attractiveness**

In the last 32 years, the property and landscape of Quang Minh Temple have been well maintained and frequently improved. By doing so, the landscape and architectural design of the temple has greatly contributed to the enhancement of the neighborhood's landscape and environment.

Additionally, the temple has foster a trusting relationship and friendship with our neighbors and that we support each other as part of the neighborhood watch. The surrounding area has also gone through a transformation with security barriers removed, old apartment complexes demolished and replaced with newly built single-family homes. Few of the homes were feature on TLC's network show Trading Spaces. These efforts clearly supports the goal of neighborhood improvement and enhancement to provide residents a safer and better environment to live in.

## **LAND USE**

### **Goal 5.2: Complete Communities**

**Foster communities where residents can live, work, learn, shop, and play together.**

#### **POLICY 5.2.1**

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

- a) **Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.**

The properties are in the Trumbull Village and in the International District of Albuquerque city. As the first Buddhist Temple in the International district, we use the opportunities to preserve and contribute to the diversity of this district and neighborhood. To foster a healthy environment and life enriching experiences, Quang Minh Temple provides meditation retreats that is open to the public. The temple also serves as a flu vaccination clinic and collaborates with Walgreens pharmacy to provide free vaccination to the public, annually. Since the temple is centrally located and within walking distances, many residents in the International District have taken the advantage of this convenient service to get their vaccination.

Over the years, spiritual events have drawn many visitors to Quang Minh Temple in addition to hosting fundraising events that help orphanages, victims of hurricanes and natural disasters, locally, nationally and internationally.

On holidays such as the Lunar New Year, Moon Festival, Autumn Festive, and other cultural events, many residents in the neighborhood comes to the temple to join in the celebration and experience the culture through traditional arts and cuisine. The request for zone change to the existing Quang Minh Temple use clearly support the goal of creating a healthy community with a mix of uses for the surrounding neighborhood by providing a venue within the community and enables access for neighbors and visitors to experience spiritual and cultural events.

## **LAND USE**

### **Goal 5.6: City Development Area**

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

### **Policy 5.6.3: Areas of Consistency**

Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

- d) In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.

The zone change of the subject site will remain consistent with the existing land uses of Quang Minh Temple. The subject site will remain a single-family home, using this space as an extra meditation room and as an additional classroom for children's Sunday classes.

Initial cleanups on the property of the subject site has already begun with the removal of wall graffiti, weeds, overgrown shrubs, and trash. Upon approval of the zone change, the property's landscape will be renovated to be consistent with the temple's existing landscaping design.

### **Trumbull Neighborhood Sector Development Plan.**

The subject site is located within the Trumbull Neighborhood Sector Development Plan sets for objectives regarding land use. Some of those goals including revising zoning to be compatible with existing land uses and, to the extent possible, utilizing zoning as a tool for stabilizing the area.

### **Objectives and Recommendations of Trumbull Neighborhood Sector Development Plan.**

Objectives and Recommendations for the plan area were developed through the assistance of the Trumbull Neighborhood Task Force and city departments.

### **Neighborhood Maintenance**

**F.6.1.a:** Improve the overall appearance of the area.

The proposal will improve the overall appearance of the area because Quang Minh Temple has been active for over 32 years. The lands as well as the building at our facility are well maintained through volunteers that offer their time and services in landscaping and renovations.

With the unique architecture of the temple, any future developments will be designed to be harmonious with the existing architecture and landscape. Thus, as mention in Policy II.B.5.I above, the temple has become an excellent site-seeing location in the neighborhood that contributes to the improvement of neighborhood esthetics as well as the revitalization of the International District.

In conclusion, the SU-1 zoning request clearly facilitates the applicable goals and policies of the Comprehensive Plan and the Trumbull Neighborhood Sector Development Plan through the stability of Quang Minh Temple's presence, spiritual services, cultural events, and contribution to the improvement of the overall character of the neighborhood.

**D. The applicant must demonstrate that the existing zoning is inappropriate because:**

- 1. There was an error when the existing zone map pattern was created; or**
- 2. Changed neighborhood or community conditions justify the change; or**
- 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.**

Re-zoning the 424 Pennsylvania SE site is more advantageous to the community for the following reasons:

- The Trumbull Neighborhood Sector Development Plan sets forth objectives regarding land use. Some of those goals include revising zoning to be compatible with existing land uses and, to the extent possible, utilizing zoning as a tool for stabilizing the area. These goals are furthered because the SU-1 for church and related uses will minimize urban crime and violence in this area as we have mentioned above (Background).
- It will be an extension to the Quang Minh Temple meditation and chapel facilities, resulting in a larger facility, which will provide additional spiritual and life enriching practices for the community.
- The addition of space for Sunday school and meditation would maximize these offerings to the community, which is a stated goal in the Trumbull Neighborhood Sector Development Plan.

The expansion of the use of the property to include a Sunday school for children and meditation further the Comprehensive Plan by providing public facilities and activities in the urban area, without jeopardizing the character of any residential neighborhood. Thus, the

request will be more advantageous to the community as articulated in the Comprehensive Plan shown in C above.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.**

The proposed request for a zone change to Church & Related will change no permissive uses and will not be harmful to adjacent property, the neighborhood or the community because this addition will not create additional or affect traffic and parking in the neighborhood. Across the street from Quang Minh Temple is the Trumbull Family Resource Center which has thirty eight parking spaces and is only open from 7:30 – 5:00 on weekdays. The center has allowed the temple to use the parking lot when needed. All activities at Quang Minh Temple are held in the evenings or weekends and therefore, will not 1) create vehicle congestions on the streets or in the neighborhood and 2) disrupt the Family Resource Center’s operation during business hours.

- F. A proposed zone change which, to be utilized through land development, requires major and unplanned capital expenditures by the city may be;**
- 1. Denied due to lack of capital funds; or**
  - 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.**

The request will not require capital expenditures by the City. The City is not bound to provide the capital improvements on any special schedule. All improvements or changes that may occur due to this rezone of SU-1 would be on the owners of the property.

The temple has been functioning for over 32 years from the gracious donations of the community members and the diligent hard work of the board of directors have made it possible to have what we have today. The lands as well as the building at our facility are maintained independently through volunteers that offer their time and service in keeping up the clean appearance and maintaining any necessary repairs. The City will not have a need to expend any capital expenditures investment into the petitioned site because once it is approved for rezoning into the SU-1 site of the current Quang Minh Temple we will take full responsibility of maintaining those lots.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.**

The cost of land or other economic considerations are not the determining factor for this zone change. The applicant does not expect land cost or other economic considerations to determine the outcome of this request.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The applicant does not seek to justify apartment, office, or commercial zoning in this request.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the *Comprehensive Plan* and any applicable adopted sector development plan or area development plan, or
  2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone

The request for a zone change to a SU-1 will clearly facilitate the realization of the Comprehensive Plan.

The SU-1 rezone allows for the expansion of Quang Minh Temple, which has demonstrated the Church & Related uses for over 32 years. The property will be able to provide additional spaces for spiritual classes, meditation retreats, Sunday classes, and other cultural activities. All uses on the property complies with all city ordinances in regard to noise, lighting, pollution, and parking.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the *Comprehensive Plan* and any adopted sector development plan or area development plan, and
  2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The request does not constitute a strip zone because the rezoning of lot 7 and N 25 FT lot 8 will only help incorporate the lands into the current Quang Minh Temple site which will benefit the community as stated above.

The requested zoning for this property will not be classified as a strip zone because the surrounding properties and the properties in front and behind the Temple are all R-T and R-2 zoned. As stated earlier this will be a "spot zone" because of needing the SU-1 for all three of the proposed properties only.

**Conclusion**

This request is well supported by policies and goals of the Comprehensive Plan, stated in Section C, as well as certain goals of the Trumbull Neighborhood Sector Development Plan. It is also supported by surrounding neighbors, Buddhists, and the Trumbull Village Association.

Thank you for your consideration of this request. Please contact me at 846-1931 (Work) or 299-2441 (Home) with any questions you may have.

Sincerely,

---

Thanh Nguyen  
President of the NM Vietnamese Buddhist Association

NEIGHBORHOOD INFORMATION

---

## NGUYEN, THANH V DR-02 USAF AFMC AFRL/RVIO

**From:** Nguyen, Kimhoa <KNguyen@cabq.gov>  
**Sent:** Monday, February 5, 2018 9:11 AM  
**To:** NGUYEN, THANH V DR-02 USAF AFMC AFRL/RVIO  
**Subject:** [Non-DoD Source] FW: Notification Inquiry\_424 Pennsylvania SE\_EPC  
**Attachments:** Page\_L-19-Z.PDF; Notification Inquiry\_424 Pennsylvania\_EPC.xlsx; INSTRUCTION SHEET FOR APPLICANTS.pdf

**From:** Quevedo, Vicente M.  
**Sent:** Monday, February 05, 2018 8:53 AM  
**To:** 'thanhabq51@gmail.com' <thanhabq51@gmail.com>; Nguyen, Kimhoa <KNguyen@cabq.gov>  
**Subject:** Notification Inquiry\_424 Pennsylvania SE\_EPC

Thanh,  
Good morning. See list of affected neighborhood associations below and attached. Please also review the attached instruction sheet.

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone	Email
Trumbull Village Association	David	Standridge	1501 Shirley Street NE		Albuquerque	NM	<del>87108</del> 87112	5052712389		<a href="mailto:standridgesr@yahoo.com">standridgesr@yahoo.com</a>
Trumbull Village Association	Alyce	Ice	6902 4th Street NW	#11	Albuquerque	NM	<del>87108</del> 87107		5053150188	<a href="mailto:talyceice@gmail.com">talyceice@gmail.com</a>
District 6 Coalition of Neighborhood Associations	Gina	Dennis	1816 Buena Vista Drive NE	#102	Albuquerque	NM	87106		5057023082	<a href="mailto:GinaForNM@gmail.com">GinaForNM@gmail.com</a>
District 6 Coalition of Neighborhood Associations	Eileen	Jessen	420 General Hodges NE		Albuquerque	NM	87123	5059189744	5052655237	<a href="mailto:eileentjessen@gmail.com">eileentjessen@gmail.com</a>

Respectfully,  
**Vicente M. Quevedo, MCRP**  
Neighborhood Liaison, Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332  
[cabq.gov/neighborhoods](http://cabq.gov/neighborhoods)

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**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Monday, February 05, 2018 8:34 AM

**To:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Notification Inquiry Sheet Submission

Notification Inquiry For:

Environmental Planning Commission Submittal

If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Contact Name

THANH NGUYEN

Company Name

NM VIETNAMESE BUDDHIST ASSOCIATION

Address

1716 WHITE CLOUD NE

City

ALBUQUERQUE

State

NM

ZIP

87112-4825

Telephone Number

(505)299-2441

Email Address

[thanhabq51@cabq.gov](mailto:thanhabq51@cabq.gov)

Anticipated Date of Public Hearing (if applicable):

Describe the legal description of the subject site for this project:

LOT 7 and N25FT LOT 8 BLOCK 8. CASA SERENAS, BERNALILLO COUNTY, NEW MEXICO

Located on/between (physical address, street name or other identifying mark):

424 PENNSYLVANIA SE, ALBUQUERQUE, NM 87108 / BELL STREET SE AND TRUMBULL STREET SE

This site is located on the following zone atlas page:

L-19-Z

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone	Email
Trumbull Village Association	David	Standridge	1501 Shirley Street NE		Albuquerque	NM	87108	5052712389		standridgesr@yahoo.com
Trumbull Village Association	Alyce	Ice	6902 4th Street NW	#11	Albuquerque	NM	87108		5053150188	talyceice@gmail.com
District 6 Coalition of Neighborhood Associations	Gina	Dennis	1816 Buena Vista Drive NE	#102	Albuquerque	NM	87106		5057023082	GinaForNM@gmail.com
District 6 Coalition of Neighborhood Associations	Eileen	Jessen	420 General Hodges NE		Albuquerque	NM	87123	5059189744	5052655237	eileentjessen@gmail.com

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.50
<b>Total Postage and Fees</b>	<b>\$6.95</b>

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<input type="checkbox"/> Adult Signature Required	\$0.00
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<b>Total Postage and Fees</b>	<b>\$3.95</b>

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>

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**APB, NM 87123**  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 3430 0000 1214 3824

- typical -

## Letter to District 6 Coalition of Neighborhood Association

NM Vietnamese Buddhist Association  
Quang Minh Temple  
420 Pennsylvania St. S.E.  
Albuquerque, NM 87108

February 23, 2018

**Gina Dennis**

**District 6 Coalition of Neighborhood Associations**  
**1816 Buena Vista Drive NE, #102**  
**Albuquerque, NM 87106**

Dear Ms. Dennis,

We, the New Mexico Vietnamese Buddhist Association, have requested the city of Albuquerque for a zone map amendment from R-2 to SU-1 for a church and related uses and amendment to a sector plan for lot 7 & N 25 FT lot 8, block 8, Casas Serenas Addition. The subject site is zoned R-2 with a single family home (424 Pennsylvania SE).

The zoning change will allow the Quang Minh temple, an existing long-term Buddhist temple to remain, and allow for it to add new facilities to practice "compassion" meditation, generating a feeling of loving kindness toward all beings.

The re-zone of this parcel would benefit the neighborhood for the following reasons:

- An extension to the Quang Minh Temple meditation and chapel facilities, resulting in a larger facility as a whole, will allow for more spiritual and life enriching practices to the community.
- The addition of a facility for Sunday school for children and meditation of the temple would maximize these offerings for the community.
- Provides facilities to local Buddhist and non-Buddhist meditation groups.
- An excellent site-seeing location in the neighborhood that contributes to the improvement of neighborhood esthetics as well as the revitalization of the International District.
- Positively influence the safety of the neighborhood.

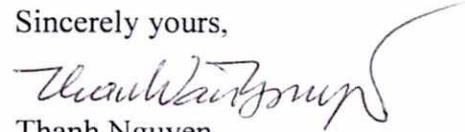
For these reasons, our hope is that you will support and approve this change due to our contribution to the community.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [stripnett@cabq.gov](mailto:stripnett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660.

A facilitated meeting request must be received by ADR by: March 12, 2018

If you have any question, please me a call at 505-846-1931(W) or 505-299-2441(H), email: [thanhabq51@gmail.com](mailto:thanhabq51@gmail.com)

Sincerely yours,

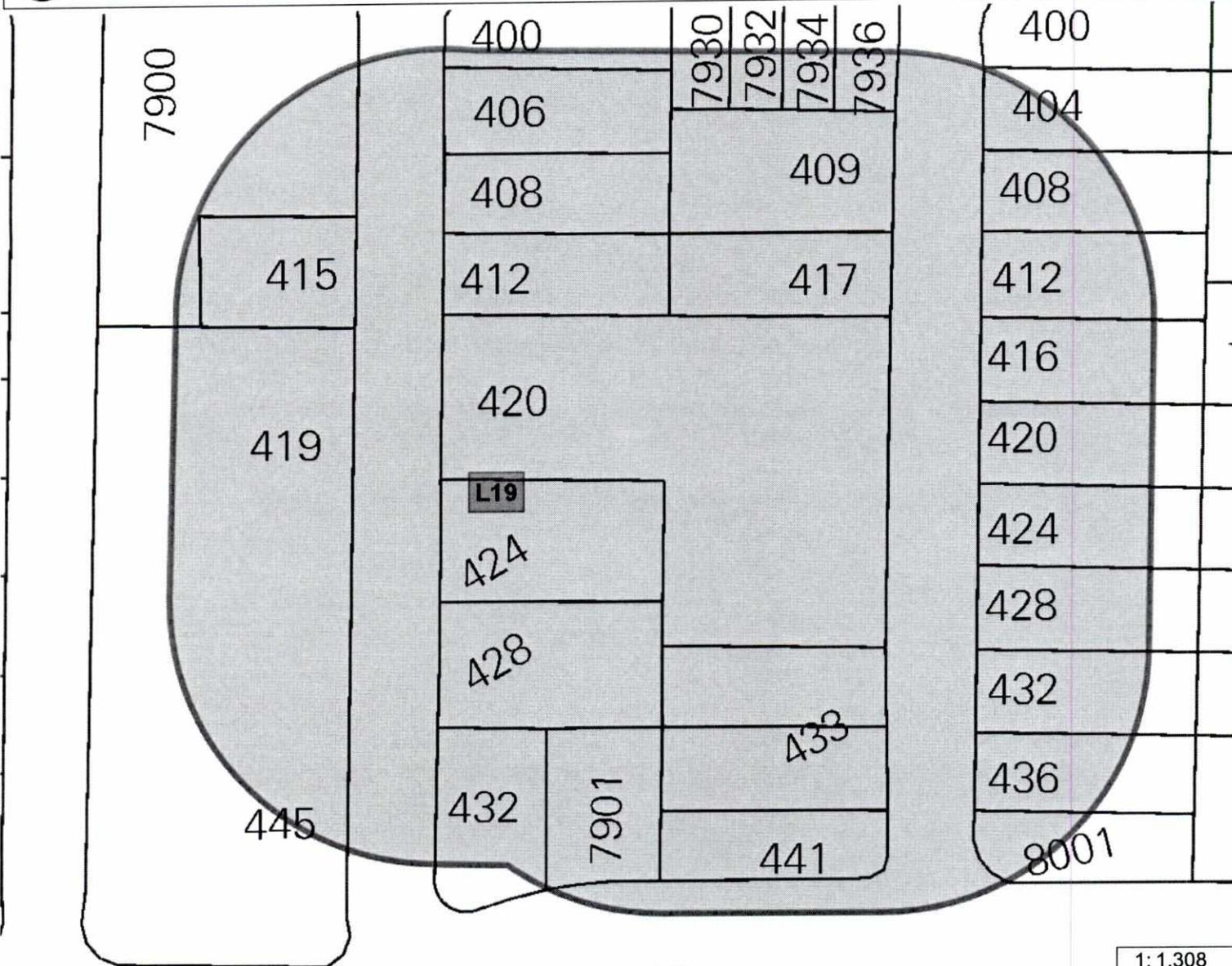


Thanh Nguyen

President of NM Vietnamese Buddhist Association



# 420 & 424 Pennsylvania St. SE



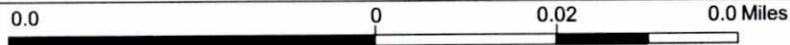
### Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

### Notes

Buffer: 160ft.  
ROW Pennsylvania St. NE 60ft.

1: 1,308



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

OAXACA IGNACIO  
428 PENNSYLVANIA AVE SE  
ALBUQUERQUE NM 87108

MORALES OSCAR & MORALES  
FRANCISCO & FRANCISCA  
3413 BAREBACK PL SW  
ALBUQUERQUE NM 87105-4771

SENA PROPERTIES INC  
PO BOX 8363  
ALBUQUERQUE NM 87198-8363

MONDRAGON STEVE  
428 RHODE ISLAND ST SE  
ALBUQUERQUE NM 87108

LACY SANDRA J  
8001 TRUMBULL AVE SE  
ALBUQUERQUE NM 87108

YBARRA EDWARD C  
520 ORTIZ DR SE APT 34  
ALBUQUERQUE NM 87108-3664

GONZALES MARK A & LUANNE M  
7820 ENCHANTED HILLS BLVD NE UNIT  
A-256  
RIO RANCHO NM 87144

FUENTES PATRICK R  
475 ABBEY PL  
BOSQUE FARMS NM 87068-9662

NOWLIN GABRIEL T  
416 RHODE ISLAND ST SE  
ALBUQUERQUE NM 87108-4130

ZEPEDA DONALDO & SANDRA LUZ  
433 RHODE ISLAND ST SE  
ALBUQUERQUE NM 87108-1887

NEW MEXICO VIETNAMESE BUDDHIST  
ASSOCIATION  
420 PENNSYLVANIA ST SE  
ALBUQUERQUE NM 87108-4120

NOWLIN RUSSELL B & LOUISE E  
PO BOX 8207  
ALBUQUERQUE NM 87198

TORREZ MAX B & MANUELA  
513 KENTUCKY ST SE  
ALBUQUERQUE NM 87108-3817

MORALES OSCAR & MORALES  
FRANCISCO & FRANCISCA  
3413 BAREBACK PL SW  
ALBUQUERQUE NM 87105-4771

DWELLING PLACE SOLUTIONS INC  
1900 SONORA RD NE  
RIO RANCHO NM 87144

T & C MANAGEMENT LLC  
1701 MOON ST NE SUITE 400  
ALBUQUERQUE NM 87112

NEW MEXICO VIETNAMESE BUDDHIST  
ASSOCIATION  
420 PENNSYLVANIA ST SE  
ALBUQUERQUE NM 87108-4120

MARTINEZ SABINO R & REINA L  
7930 BELL AVE SE  
ALBUQUERQUE NM 87108-4102

ZEPEDA DONALDO & SANDRA LUZ  
433 RHODE ISLAND ST SE  
ALBUQUERQUE NM 87108-1887

DLJ MORTGAGE CAPITAL INC C/O  
SELECT PORFOLIO SERVICING INC  
3217 S DECKER LAKE DR  
SALT LAKE CITY UT 84119-3284

T & C MANAGEMENT LLC  
1701 MOON ST NE SUITE 400  
ALBUQUERQUE NM 87112-3900

MARTINEZ ANSELMO & REYES J &  
LOPEZ MICHAEL & ANABELL  
PO BOX 592  
EDGEWOOD NM 87015

MCCONKEY SHANNON & CRAWFORD  
RANDALL BRIT  
6904 WILDWOOD LN NE  
ALBUQUERQUE NM 87111

VELO RODOLFO & VELO MANUELA  
5312 ANCHO CT NW  
ALBUQUERQUE NM 87105

SENA PROPERTIES INC  
PO BOX 8363  
ALBUQUERQUE NM 87198-8363

US BANK NATIONAL ASSOCIATION  
OCWEN ATTN: VAULT DEPARTMENT  
5720 PREMIER PARK DR  
WEST PALM BEACH FL 33407-1610

COMMUNITY HOUSING RESOURCES  
INC  
PO BOX 8281  
ALBUQUERQUE NM 87198

OROZCO-FLORES MARIA C C/O  
PUENTES JUAN A  
400 PENNSYLVANIA AVE SE APT D  
ALBUQUERQUE NM 87108-4390

SANCHEZ DANIEL & RODRIGUEZ  
LEOCADIO  
412 PENNSYLVANIA ST SE  
ALBUQUERQUE NM 87105

SANCHEZ GUADALUPE  
400 RHODE ISLAND ST SE  
ALBUQUERQUE NM 87108-4130

OAXACA IGNACIO  
428 PENNSYLVANIA AVE SE  
ALBUQUERQUE NM 87108

GONZALES MARK A & LUANNE M  
7820 ENCHANTED HILLS BLVD NE UNIT  
A-256  
RIO RANCHO NM 87144

ZEPEDA DONALDO & SANDRA LUZ  
433 RHODE ISLAND ST SE  
ALBUQUERQUE NM 87108-1887

T & C MANAGEMENT LLC  
1701 MOON ST NE SUITE 400  
ALBUQUERQUE NM 87112

NOWLIN RUSSELL B & LOUISE E  
PO BOX 8207  
ALBUQUERQUE NM 87198

TORREZ MAX B & MANUELA  
513 KENTUCKY ST SE  
ALBUQUERQUE NM 87108-3817

DLJ MORTGAGE CAPITAL INC C/O  
SELECT PORFOLIO SERVICING INC  
3217 S DECKER LAKE DR  
SALT LAKE CITY UT 84119-3284

MARTINEZ ANSELMO & REYES J &  
LOPEZ MICHAEL & ANABELL  
PO BOX 592  
EDGEWOOD NM 87015

SANCHEZ DANIEL & RODRIGUEZ  
LEOCADIO  
412 PENNSYLVANIA ST SE  
ALBUQUERQUE NM 87105

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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Total Postage and Fees	\$3.95

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage	\$0.50
Total Postage and Fees	\$3.95

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

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Sent To  
**T & C MANAGEMENT LLC**  
Street and Apt. No., or PO Box No.  
**1701 MOON ST. NE SUITE 400**  
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**ALBUQUERQUE, NM 87112**

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Total Postage and Fees	\$3.95

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Sent To  
**SEPEDA DONALDO & SANDRA LIZ**  
Street and Apt. No., or PO Box No.  
**433 RHODE ISLAND SE. (RHODE ISLAND S.E.)**  
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<input type="checkbox"/> Adult Signature Required	\$0.00
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**ALBUQUERQUE, NM 87108-3817**  
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<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage	\$0.50
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Street and Apt. No., or PO Box No.  
**412 PENNSYLVANIA ST. NE**  
City, State, ZIP+4®  
**ALBUQUERQUE, NM 87108**  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

## Letter to our Neighbor

NM Vietnamese Buddhist Association  
Quang Minh Temple  
420 Pennsylvania Ave. S.E.  
Albuquerque, NM 87108

February 28, 2018  
SANCHEZ DANIEL & RODRIGUEZ LEOCADIO  
412 PENNSYLVANIA AVE SE  
ALBUQUERQUE, NM 87108

Dear Neighbor,

We, the New Mexico Vietnamese Buddhist Association, have requested the city of Albuquerque for a zone map amendment from R-2 to SU-1 for a church and related uses and amendment to a sector plan for lot 7 & N 25 FT lot 8, block 8, Casas Serenas Addition. The subject site is zoned R-2 with a single family home (424 Pennsylvania SE).

The zoning change will allow the Quang Minh temple, an existing long-term Buddhist temple to remain, and allow for it to add new facilities to practice "compassion" meditation, generating a feeling of loving kindness toward all beings.

The re-zone of this parcel would benefit the neighborhood for the following reasons:

- An extension to the Quang Minh Temple meditation and chapel facilities, resulting in a larger facility as a whole, which will add to number of choices in lifestyles for the community.
- The creation of a facility for Sunday school for children and meditation of the temple would maximize these offerings for the community.
- Provides facilities to local Buddhist and non-Buddhist meditation groups.
- An excellent site-seeing location in the neighborhood that contributes to the improvement of neighborhood esthetics as well as the revitalization of the International District.
- Traffic through Rhode Island Street will not increase as there is only one main gate entrance onto the property, which is located on Pennsylvania.

For these reasons, we hope that you will support and approve this change for the benefit that we could add to the community and our children.

The EPC public hearing (all day) is scheduled for Thursday, April 12, 2018, at 8:30 AM in the Plaza del Sol hearing room (basement) at 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.

Sincerely,



Thanh Nguyen,  
President of NM Vietnamese Buddhist Association

cc: Zoning Department  
City of Albuquerque

**PETITION:**

The signatures below indicate neighbors in support of the request for a zoning change of 424 Pennsylvania SE, Albuquerque, from R-L to SU-1 and related uses.

Name	Address	Phone	Signature
TIM NGUYEN	2551 Cerro Paredo	459 6145	
Xuan Can	2551 Cerro Paredo	270 4612	
Richelle Vestal	3901 Lafayette Dr NE	489-4030	
Phuong Mac	6239 Calle Arbol NE	646 262 5205	
Dat Nguyen	6239 Calle Arbol NE	646 321 0067	
Gary Ban	1416 Ducale Dr SE	505 720 7790	
Trang Can	1800 Cielo Oeste NW	505 730 3791	
TRAN LAI	11519 Jewel Cave Rd SE	750-4367	
PHILIP HEMPFNER	11519 JEWEL CAVE RD SE	750-4367	
Jim Roller	14406 Oakwood PINE	979-8441	
HENRY DUONG	9953 CARDINAL ST NW	323-5851	
Anh Lai	9953 Cardinal St NW	323-5851	
Phuong Lai	209 Lawrence NE 87123	901-5268	
Viet Doan	7012 Lantern Rd NE 87109	200-8680	
Chau Tran	7521 Vista Del Arroyo NE 87109	235-9790	
Ngia Doan	7800 Osuna Rd NE	87109 379-5077	
Calvin Ap	7800 Osuna Rd NE	87109 379-5077	
Trizzie Doan	7800 Osuna Rd NE	414 0750	
CHUC TRAN	7012 Lantern Rd NE 87109		
Lan Dinh	7521 Vista Del Arroyo NE	87109 379-0380	
Phuong Doan	7221 Vista Del Arroyo NE	87109 379-0380	
Ngoc Nguyen	1001 Telstar Loop NW	910-5097	
PHOUK LAM	1301 Florida St NE	450 2591	
Nam NGUYEN	1301 Florida St NE	844-11406	
JAY SKOLNIK	13170 CENTRAL AVE SE	259-0402	
Lan Skolnik	13170 Central Ave SE	299-1157	

**PETITION:**

The signatures below indicate neighbors in support of the request for a zoning change of 424 Pennsylvania SE, Albuquerque, from R-T to SU-1 and related uses.

Name	Address	Phone	Signature
Khe Tang	13640 N. RIM 87112	299-8065	<i>[Signature]</i>
Van Pham	13640 N RIM Rd 87112	299-8065	<i>[Signature]</i>
Lich Giang	10509 Butler Creek NW 87114	435-7515	<i>[Signature]</i>
Ngan Giang	60270 Yito Mesa NW 87120	573-0171	<i>[Signature]</i>
Kelly Omezu	9919 Sunshine Mesa 87114	353-2612	<i>[Signature]</i>
Bao Giang	10509 Butler Cr NW 87112	620-6139	<i>[Signature]</i>
Nam Giang	1931 N. Cleveland St #209	253-2615	<i>[Signature]</i>
Phuong Tran	Arlington VA 22201	(972) 697-5697	<i>[Signature]</i>
Thu Nguyen	11615 Gallant Fox Rd. SE 87123	459-7109	<i>[Signature]</i>
Tam Hoang	7912 Sierra Altos NW	480-4604	<i>[Signature]</i>
HUNG NGUYEN	6909 CARMELITO LOOP NE	507-5502	<i>[Signature]</i>
Michelle U	11304 Isle Royal CT SE	918-2833	<i>[Signature]</i>
Huynh Nguyen	6108 Pyrenees Ct. NW 87114	480-0586	<i>[Signature]</i>
Loi Huynh	6108 Pyrenees Ct. NW 87114	573-1618	<i>[Signature]</i>
Steven Chung	81823 Blackgold SE 87123	948-6337	<i>[Signature]</i>
Billy Chung	1823 Blackgold SE 87123	720-0411	<i>[Signature]</i>
Leannette Nguyen	6909 Carmelito Loop NE	620-2422	<i>[Signature]</i>
Megan Nguyen	7615 Jackrabbit NE 87113	(505) 415-1676	<i>[Signature]</i>
HOA + TONG	6909 CARMELITE NE 87113	505-814-3068	<i>[Signature]</i>
Bay Nguyen	7615 Jackrabbit NE 87113	(505) 247-7464	<i>[Signature]</i>
Quynh Nguyen	9424 Dona Marqueta	(505) 267-5718	<i>[Signature]</i>
HREN GUYEN	317 Maxine NE 87123	492-4702	<i>[Signature]</i>
Duc Prairie	12500 Rosemont Ave 87112	259-0023	<i>[Signature]</i>
DAD Prairie	12500 Rosemont Ave 87112	366-9623	<i>[Signature]</i>
VAN THAI	13513 Auburn Ave NE 87112	(505) 492-8385	<i>[Signature]</i>
NGOC TRAM T NGUYEN	13513 Auburn Ave NE 87112	(505) 620-1603	<i>[Signature]</i>

**PETITION:**

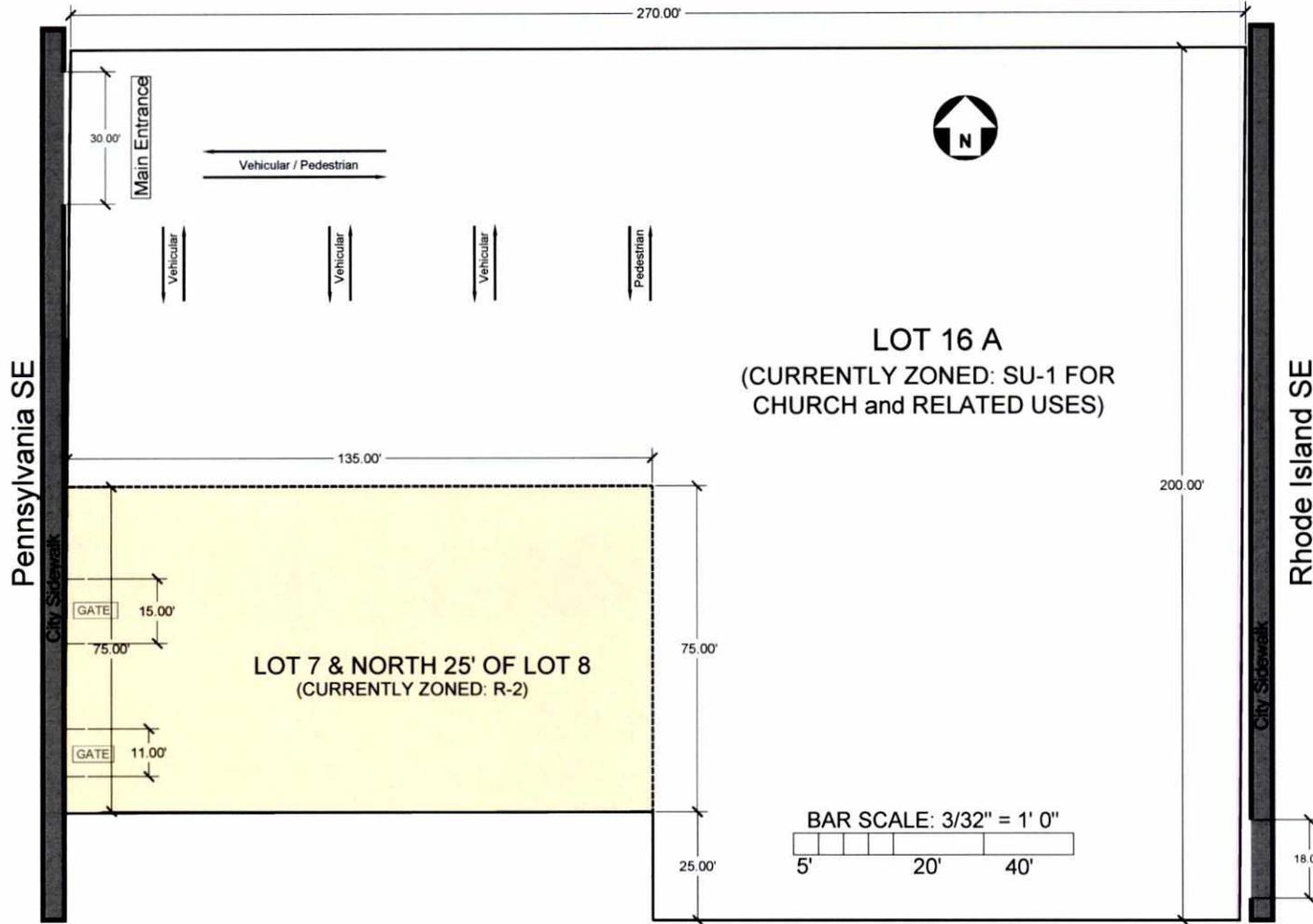
The signatures below indicate neighbors in support of the request for a zoning change of 424 Pennsylvania SE, Albuquerque, from R-2 to SU-1 and related uses.

Name	Address	Phone	Signature
KIET A. NGUYEN	2419 ANGEL DR NW, ALBUQU NM 87120	505-633-6521	
UYEN-VIET-VU	7725 Cuylor AVE, NE ALB.		
Dam Cong Vinh	8202 Morrow Ave N ALB NM 1051900	-1213	
Tu-Anh Chuong	519 Hartman SW	(505) 363-0799	
Hang Tu Chuong	7909 Christopher Rd, SW ALBU, NM 87121		
Phiet Phan	8436 Bella Vista Pl NW ALBU NM 87120		
Thy T. P. Dang	12008 Grand Ave NE ALBU, NM 805-293-5899		
PHONG TRAM	11100 JEWEL CAVE #123	4403375	
Huyen Wylie	12042 Sundial St NE		
ANDY NGUYEN	7501 HARWOOD AVE NE	505 504 3965	
NGA NGUYEN	7501 HARWOOD AVE NE	505 814 3847	
Hoa Tran	12012 Summer Ave	505 490-4611	
THI HAI NGUYEN	7513 MCNERNEY AVE NE	505 544 7385	
Nhuu Dinh	6805 Red Sky rd NE	505 458 7780	
Hanna	1735 Black gold SE	505 615 7446	
David Tran	12201 Grand Ave Ne	505 259 9133	
Linh Nguyen	11723 Deer Lodge Se	505 573 6417	
QUAN NGUYEN	11723 Deer Lodge Se	505 573 6417	
Linsie	11705 SALLON FOX RD SE	505 730 3925	
HAI LE	11705 SALLON FOX RD SE	505 730 7025	
T Dang Le	519 Manistee SE	505 291 929	
Hung Hoang	519 Manistee SE	505 232 090	
Binh Nguyen	2521 Wisconsin St NE	505 889 9336	
SON LE	520 MEDEIRA SE	(505) 450-7570	
Nga Pham	8625 Gutierrez Rd NE	(505) 459 5366	
Phuong Anh McDevitt	7232 Copper Grass CT NE	(505) 898-0240	

REDUCTION

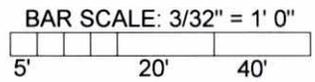
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# SITE DEVELOPMENT PLAN FOR SUBDIVISION



**LEGAL DESCRIPTION**  
 LOT 16-A AND LOTS 7 AND THE NORTH 25 FEET OF LOT 8, BLOCK 8, CASAS SERENAS ADDITIONAL, CONTAINING APPROXIMATELY 1.2 ACRES ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT NUMBER: 1000501	
APPLICATION NUMBER: 18EPC 40006 + 18EPC 40007	
<b>DRB DEVELOPMENT PLAN APPROVAL</b>	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
CODE ENFORCEMENT DIVISION	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON PLANNING DEPARTMENT	DATE



**CURRENT USE OF PROPERTY**

**LOT 16 A:** Currently zoned SU-1 for church and related uses.  
 Site consists of the followings:  
 - A 2000 Sq. ft. single story structure containing a meditation hall and restrooms  
 - A 6000 Sq. ft. two stories structure containing a temple of worship prayer rooms (second floor) and religious education area and restrooms (first floor)  
 - A 5000 Sq. ft single story where 4000 Sq. ft for storage space and 1000 Sq. ft for exercise floor  
 - Parking and landscaped areas

**LOTS 7 & NORTH 25' OF LOT 8** (Proposed zone change from R-2 to SU-1 for Church and Related Uses; Replat to eliminate property line, get rid of dotted lines and consolidate the two lots)  
 - Lots 7 & North 25' of lot 8 are currently zoned R-2.  
 - Lot 7 & North 25' of lot 8 consist of 1700 Sq. ft a single story house.

**PROPOSAL FOR FUTURE USE**

For future growth, the house on lot 7 & North 25' of lot 8 will be used for Buddhism class, Vietnamese language class and parking spaces

**NOTES:**

- Pedestrian and vehicular ingress and egress: allow through Main Entrance on Lot 16 A. Pedestrian paths are indicated in the site plan
- No internal circulation required.
- Maximum building height is 28 feet
- Minimum set building setback is 20 feet.
- There is only one main entrance and a parking lot of 19 spaces on 420 Pennsylvania SE; off street parking shall not dominate the street frontage
- Future light poles will be no more than 16 feet in height.
- Future landscape will be similar to the temple side landscape.

REVISION #

CHUA QUANG MINH  
 THE NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION  
 420 PENNSYLVANIA SE  
 ALBUQUERQUE, NEW MEXICO 87108

SHEET  
**1**  
 4/12/2016  
 DATE  
 1000501  
 PROJECT NO.