

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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AMENDED (2-23-2023 due to incorrect applicant Address)
OFFICIAL NOTIFICATION OF DECISION

December 15, 2022

Wat Prathat Doi Suthep Buddhist Temple of New Mexico
320 Louisiana Blvd NE
Albuquerque, NM 87108

Project # PR-2022-007851
SI-2022-02075 - Site Plan- Major Amendment

LEGAL DESCRIPTION:

DWL Architects & Planners, Inc. of NM, agent for Wat Prathat Doi Suthep Buddhist Temple of New Mexico, requests a Site Plan- Major Amendment for all or a portion of Lot 33A, Block 10, La Mesa Addn. No. 2 located at 320 Louisiana Blvd. SE, at the NE corner of Louisiana Blvd. SE and Zuni Rd. SE, approximately 1.14 acres (K-19-Z)
Staff Planner: Megan Jones

On December 15, 2022, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2022-007851, SI-2022-02075 - Site Plan- Major Amendment, based on the following Findings and subject to the following Conditions of Approval:

FINDINGS

1. The request is for a Site Plan-EPC, Major Amendment for an approximately 1.14-acre site legally described as all or a portion of Tracts 33A, Block 10, Unit 10, La Mesa Addn. No. 2 located at 320 Louisiana Blvd. SE, at the NE corner of Louisiana Blvd. SE and Zuni Rd. SE (the "subject site").
2. The subject site is zoned MX-M (Mixed-use Medium Intensity), a zoning designation received upon adoption of IDO in May 2018. The subject site was formerly zoned C-2 (Community Commercial).
3. The request requires Site Plan-EPC approval because the EPC was the original approving body of the controlling Site Development Plan and the expansion increases the gross floor area over 25 percent of the originally approved gross floor area.
4. The applicant wishes to amend the controlling Site Development Plans to demolish the existing 2,613 SF building on the western portion of the subject site and develop a new 8,529 square

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foot multipurpose building for a dormitory use (Project # 1000194). The request would expand the originally approved Gross Floor Area (GFA) by 5,916 SF.

5. The applicant is requesting that the most recently approved plat (PR # 1009642) is included in the record as an attached exhibit with the proposed amended site plan.
6. The applicant is requesting that the EPC relinquish its controlling authority over the existing Site Development Plans, which would then be subject to IDO processes and any future amendments would be reviewed administratively.
7. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is part of the Near Heights Community Planning Area (CPA).
8. The subject site is located on a Major Transit Corridor, Louisiana Blvd. SE and is within the International Market Activity Center.
9. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
10. The request is consistent with the following Comprehensive Plan Goal and Policies regarding Desired Growth and Efficient Development patterns from Chapter 5: Land Use.
 - A. Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The specific amendment would allow an additional 5,916 SF of Gross Floor Area to the existing Site Development Plan for a Dormitory use that is associated with the current religious institution use. Since the subject site is located along the Louisiana Blvd. SE, Major Transit Corridor and is within the International Market Activity Center, the proposed future development would be utilized by existing residents on the site. Additionally, the subject site is located in an Area of Change which allows for development that benefits the surrounding community. The redevelopment of a portion of the site could allow the religious institution to continue to capture congregation members from the surrounding International Market community and potential regional growth from the greater Albuquerque Metro, which the applicant has stated that the religious institution already does. The request would facilitate redevelopment of the site, which includes new fencing, landscaping, and lighting, that the surrounding community could utilize for community gathering purposes.

- B. 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 continue to create a healthy and sustainable community because it would facilitate the proposed redevelopment on the subject site in an area with a mix of uses the surrounding distinct International District community utilizes. The subject site is

conveniently accessible from surrounding neighborhoods and the applicant has stated that the religious institution and new multi-purpose building will be available for community use. The development made possible by the request would contribute to the distinct character of the surrounding community.

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

The request furthers this Goal because the amendment of the existing site development plan would facilitate development of the proposed site plan, which would be served by existing infrastructure and public facilities. The development made possible by the request would promote efficient development patterns and use of land that would remain consistent with the surrounding distinct community.

11. The request is consistent with the following Comprehensive Plan Goal and Policy regarding Activity centers and City Development Areas from Chapter 5: Land Use.

- A. Policy 5.1.6- Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The request would facilitate the proposed redevelopment of the subject site that would provide an amenity that could support the healthy lifestyle of the religious congregation by providing new amenities for the surrounding community to utilize. The request would allow additional GFA on the site could meet the needs of nearby residents to gather and hold community activities in the International Market Activity Center, which is intended to Activity Centers provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area, which the request would help to facilitate.

- B. Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to 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 Change, in the International Market Activity Center and along the Louisiana Blvd. Major Transit Corridor, where growth is expected and desired. The request would encourage enable and direct growth to it.

12. The request is consistent with the following Comprehensive Plan Policy from Chapter 7: Urban Design

Policy 7.3.2 - Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

The request would facilitate proposed development of a multi-purpose Dormitory, which would be developed pursuant to IDO Design Standards for its location in the International Market

Activity Center and along a Major Transit Corridor, which encourages design strategies to make a safe and attractive place. The applicant has provided a proposed Site Plan which would reflect the design of the existing development on the subject site, therefore embracing the character and distinct identity of the surrounding International District community.

13. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
 - A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
 - B. 14-16-6-6(J)(3)(b) The subject site is zoned MX-M; therefore, this criterion does not apply.
 - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO.
 - D. 14-16-6-6(J)(3)(d) The proposed new development would utilize existing infrastructure and public utilities on the property. The City's existing infrastructure has adequate capacity for the proposed development and the ABCWUA has approved a water availability statement for the subject site.
 - E. 14-16-6-6(J)(3)(e) The applicant has demonstrated that the request would not negatively impact the surrounding area based on their responses to applicable Comp Plan Goals and Policies. The applicant has stated that efforts to mitigate adverse impacts on the subject site and surrounding area have been proposed through landscape improvements, grading improvements, and new accessible routes.
 - F. 14-16-6-6(J)(3)(f) The subject property is not within a Master Development Plan, therefore this criterion does not apply. The applicant has stated that the proposed development complies with the Near Heights MRA standards.
 - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.
14. The affected, registered neighborhood organizations are the Trumbull Village Association, South San Pedro neighborhood association, and the District 6 Coalition of Neighborhood associations which were notified as required. Property owners within 100 feet of the subject site were also notified, as required.
15. The applicant should coordinate with the Albuquerque Police Department regarding comments provided for Crime Prevention through Environmental Design.
16. Conditions of approval are needed to ensure that applicable IDO regulations are met and to provide clarification.

17. The applicant has demonstrated that there were no requests for a public meeting concerning this project.
18. As of this writing, Staff has not received any comment in support or opposition to the request.

CONDITIONS OF APPROVAL

1. The EPC delegates final sign-off authority of this site development plan to the Site Plan-Administrative Process as per IDO Section 6-5(G)(1). The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff planner prior to submitting for Building Permit.
3. Landscaping: The applicant must show that the required 75% of ground cover is being provided.
4. Site Plan: Site Plan must show all required dimensions including dimensions between light fixtures.
5. Wall/Fence height shall be subject to IDO standards unless a variance is obtained.
6. Elevations shall specify building materials and colors.
7. CONDITIONS FROM THE SOLID WASTE MANAGEMENT DEPARTMENT
 - A. A site plan approved for access signed by the Solid Waste Department will be required.
 - B. The trash enclosure will have to meet the City of Albuquerque's minimum requirements.
8. CONDITIONS FROM PNM
 - A. Applicant will coordinate with PNM regarding any existing easements that have to be revisited and/or new easements that need to be created for any electric facilities as determined by PNM.
 - B. Any existing and/or new PNM easements and facilities need to be reflected on this Site Plan.
 - C. Typical electric utility easement widths vary depending on the type of facility. On-site transformers should have a five-foot clear area on the sides and rear and ten-foot in front to allow for access and maintenance.
 - D. Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements.
 - E. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **January 3, 2023**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. 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 an EPC Recommendation to the City Council since this is not a final 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 IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/MJ/CL

cc: Wat Prathat Doi Suthep Buddhist Temple of New Mexico, mimysingvilay@gmail.com
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EPC File