

## POST EPC MEMORANDUM

TO: Development Facilitation Team (DFT)

FROM: Megan Jones, Senior Planner

DATE: 02/23/2023

RE: PR-2022-007851, SI-2022-02075-Buddhist Temple, Site Plan – EPC Major Amendment

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The agent (DWL Architects) for the Buddhist Temple Site Plan-EPC Major Amendment, has worked with Staff to fulfill post EPC requirements to meet Conditions of Approval, 1-8, for SI-2022-02075. See EPC Notice of Decision (NOD) dated 12-15-2022

The applicant provided a letter (see attached), describing how each condition has been satisfied in regards to the site plan, landscaping, wall heights, and elevations.

Responses to Conditions:

1. The applicant must submit the site plan for a Site Plan Administrative review to obtain a building permit, which they have agreed to.
2. The applicant has provided the attached letter and updated drawings to staff prior to submitting for building permit to ensure Conditions have been met.
3. Condition has been met.
4. Condition has been met.
5. A variance for the 8-foot wall must be obtained pursuant to IDO 6-6(O) VARIANCE – ZHE. The existing wall along Zuni Rd. in the controlling Site Development Plan was constructed prior to the IDO effective date in 2018. At that time, 8-foot walls were allowed and there were no height limitations for walls in non-residential zones (see Zoning Ordinance in effect prior to 2018). If the applicant wishes to develop an 8-foot wall that matches the existing wall, a variance must be obtained to meet maximum wall height standards in IDO 5-7 before construction.
6. Condition has been met.
7. The applicant has transmitted the Site Plan to Solid Waste. They are working with them for an approved site plan for access.
8. Condition has been met and applicant is working with PNM.

DWL Architects, Agent for Wat Prathat Doi Suthep Buddhist Temple of New Mexico, has satisfied Conditions for NOD dated December 15, 2022 (PR-2022-007851, SI-2022-02075) Site Plan EPC, Major Amendment. A variance for the proposed wall along Louisiana Blvd. must be obtained before construction.

*Megan Jones*

Megan Jones, Senior Planner  
Current Planning, Urban Design & Development  
City of Albuquerque Planning Department



Willard L. Eastman, AIA

February 6, 2023

PLANNING DEPARTMENT  
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**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: Ms. Megan Jones

Please review the attached Site Plan – Major Amendment drawing which reflects the Temple’s designation of west and south property to the city for the installation of the “International District” streetscape elements and landscaping, the expansion of existing site landscaping along Louisiana Boulevard SE with this project and the incorporation of the Conditions of Approval issued December 15, 2022. Items 1 – 8 are restated below along with a response to each.

**CONDITIONS OF APPROVAL AND RESPONSES:**

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.  
*The applicant Wat Prathat Doi Suthep Buddhist Temple of New Mexico acknowledges that the property at 320 Louisiana Boulevard SE site development plan will concur with the Site Plan Administrative Process as per IDO Section 6-5(G)(1).*
2. The applicant shall coordinate with the Staff planner prior to submitting for Building Permit.  
*These responses to the conditions of approval have been coordinated 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.  
*The Site Landscaping Plan A-1.4 reflects that the required 15% landscaped area has plantings with trees and/or groundcovers over 75% of the landscaped areas. Site Area 49,658 SF (1.14 acres) less*



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existing building 4,000 SF plus new building 8,529 SF equals 37,129 SF. Required landscape area 15% = 5,569 SF, provided landscape area 7,047 SF (18%).

4. **Site Plan:** Site Plan must show all required dimensions including dimensions between light fixtures. The site plan reflects the required dimensions and annotates the site lighting at each CMU pilaster, both existing and new, are on a 12'-0" on center spacing along Zuni Road and Louisiana Boulevard SE. The covered patio of the residence is illuminated from fixtures on its exterior soffit. Existing solar landscape ground lighting remains in-place and will be augmented with new fixtures once the project is completed within the new landscaped areas.

5. **Wall/Fence height** shall be subject to IDO standards unless a variance is obtained.

The IDO reflects within MX-M zoning a wall height on side and front yards of 3'-0" and walls on other locations of the lot to not exceed 8'-0" tall. [Footnote 4. Taller walls may be approved in any mixed-use zone district pursuant to Subsection 14-16-5-7D3C] The new masonry site walls are 2'-8" high 10'-0" long between 2'-0" square by 6'-0" high masonry pilasters at each end of the low wall. Decorative steel picket fence panels are placed between the pilasters. This design replicates the existing site perimeter wall along Zuni and Louisiana Boulevard. In accordance with the IDO a request for variance will be submitted for review and approval. This perimeter site wall/fence design with the pilaster top lighting reflects the recommendations of "Crime Prevention through Environmental Design" (CPTED). The User's will contact APD reviewer Laura Kuehn, NCPS/ICPS regarding the CPTED recommendations and the offer to conduct an on-site security survey after the project is complete.

6. **Elevations** shall specify building materials and colors.

The building exterior stucco field colors will be similar to the exterior finishes of the existing Temple building. Cream color stucco for the exterior wall finish, gold color stucco "frames" around building window and door openings with red color accents. There will be a red metal roof panel with eave and soffit trim elements with gold and green color accents.

7. **CONDITIONS FROM THE SOLID WASTE MANAGEMENT DEPARTMENT**

- A. A site plan approved for access signed by the Solid Waste Department will be required.

A site plan and details with dimensions has been transmitted to SWMD Herman Gallegos ([hgallegos@cabq.gov](mailto:hgallegos@cabq.gov)) code enforcement/dispatch supervisor for site plan approval of access to the trash enclosure.

- B. The trash enclosure will have to meet the City of Albuquerque's minimum requirements.

The trash enclosure design on sheet A1.3 Plan & Details reflect the SWMD dimensions and construction materials requirements of the "enclosure specifications" document. This enclosure does not require an exterior sanitary sewer drain, this facility is not a "Restaurant, Food Services or Food Distributors" function.



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## 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.

The upgrade to the existing service application, NSD-20330, for 320 Louisiana Boulevard SE is presently under PNM Engineering, there will not be a requirement for changes to existing easements.

- B. Any existing and/or new PNM easements and facilities need to be reflected on this Site Plan.

There is an existing north south 10' wide public utility easement for overhead electric (OHE) poles and lines which bisects the property. The existing power pole at the south west corner of the temple will have an upgraded pole mounted transformer to serve both the temple and this new Monk's Residence building. The service to the Monk's Residence will be underground from the pole to the building.

- 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.

The existing and new on-site electrical transformers will be pole mounted and be within the existing public utility easements.

- D. Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements.

The new building covered patio at the first floor of the building is 30 feet away from the existing north-south public utility easement with the PNM OHE infrastructure.

- E. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

Both perimeter and interior site landscape design abide by easement restrictions and do not impact PNM facilities.

If there are any questions or further clarification is needed do not hesitate to contact us regarding this communication and the attached drawings: Sheets EPC A.1 EPC Site Plan, EPC A.2 EPC Landscaping Plan, A-3.1 Exterior Elevations and A-1.3 Trash Enclosure Plan and Details.

Best regards,

A handwritten signature in blue ink, appearing to read 'W. Eastman', is written over a light blue horizontal line.

File: 20\_2201