

May 5, 2023

City of Albuquerque Planning Department
Development Review Board
600 2nd. Street
Albuquerque, NM 87102

**Re: Administrative Amendment to the Site Development Plan
McDonald's Restaurant 5900 Menaul Blvd. NE
SDP PR-2018-001186, Plat PR-2019-002738
Langan Project No.: 520015201**

Dear Ms. Jolene Wolfley:

This letter is in reference to our attached application for an administrative amendment to the site development plan for a rebuild of the existing McDonald's restaurant at 5900 Menaul Blvd. NE, at the southwest corner of the intersection with San Pedro Blvd. NE. A Pre-Application Discussion for this site was held on February 7, 2017. The Site Development Plan was signed off on April 19, 2023 under Project Number 2018-001186 (1008660).

When the plat was submitted under PR 2019-002738, it generated additional plan comments by the Transportation Department. The Transportation Department wanted the southeast corner driveway to be pushed a little bit away from the alley, and a bypass lane added on-site along the Drive-thru side of the building. This Administrative Amendment is to address that comment, as well as remove the old lot lines from the Site Development Plan as requested. We are also requesting to change the building materials from what was originally approved as McDonald's design standards have changed over the years. The signed approved Site Development Plan did not prohibit the façade amendment proposed, and the proposed façade meets the façade design requirements of the IDO 5-11(E)2. There are ground floor transparent windows with windowsills at 24 inches above finished floor on both street facing facades. There are primary pedestrian entrances on both street facing facades. There is a change in color and texture by different materials (stucco, metal reveal panels) for the entire length of the façade.

The scope of work with this plan includes demolition of the existing McDonald's restaurant with Drive-Thru, parking lot, and infrastructure, and construction of a new McDonald's restaurant with Drive-Thru, parking lot, and infrastructure. The current site consists of two lots which were combined into one lot by the replat. The existing McDonald's building is approximately 4,630 square feet, and the proposed McDonald's building is approximately 4,246 square feet. The new restaurant will feature a more modern look and bring the building up to current standards. The

new parking lot and drive thru layout will feature a side-by-side Drive Thru, facilitating a better traffic flow on-site. We are also proposing to eliminate the existing driveway in the northeast corner of the site on San Pedro Blvd. NE, thus helping facilitate better traffic flow at the intersection. The proposed site will also bring the sidewalks (both public and private) up to current Uptown Sector Plan design standards, as well as the landscape buffers and landscaping material. The proposed site will enhance the visual appeal in the community, making it more congruent with the surrounding neighborhood.

Should you have any questions or need additional information, please do not hesitate to reach out to us or the McDonald's Area Construction Manager for this project, Alex Breeden.

Sincerely,
Langan Engineering and Environmental Services, Inc.

Heather Macomber
Senior Staff Designer

Enclosure(s): "Administrative Amendment plans"