

DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2021 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR 2019-02738  
Application No. SD 2021-00018

TO:

Planning Department/Chair

Hydrology

Transportation Development

Albuquerque/ Bernalillo Co. WUA

Code Enforcement

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: \_\_\_\_\_ HEARING DATE OF DEFERRAL: JAN 19, 2022

SUBMITTAL  
DESCRIPTION:

TRANSPORTATION – REQUEST FOR DRB DETERMINATION TO ALLOW FOR EXISTING WIDTH OF ALLEYWAY

CONTACT NAME: DERRICK ARCHULETA

TELEPHONE: 505-980-8365 EMAIL: arch.plan@comcast.net

**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

January 13, 2022

Ms. Jeanne Wolfenbarger, P.E.  
Transportation Development  
ZHE Division, 3<sup>rd</sup> Floor  
600 Second Street NW  
Albuquerque NM 87102

**RE: A request for DRB determination to maintain existing public alleyway at sixteen (16) feet. (PR 2019-002738 / SD 2021-00018)**

Ms. Wolfenbarger,

ARCH+PLAN Land Use Consultants, agent for McDonald's Real Estate Company respectfully request your review and consideration to maintain the existing public alleyway at sixteen (16) feet from the required standard of twenty (20) feet. The existing alley is 16 feet in width along the southern boundary of the property between San Pedro Boulevard and Cagua Drive.

The intent of the subject application is a lot consolidation of existing Lots A and B, Block 101, Bel Air Subdivision. The property is the location of a McDonald's restaurant which is currently developed on both lots. The intent of the lot consolidation coincides with site improvements and upgrades. Onsite improvements will meet the needs of the site including internal circulation. The replat is to reduce the number of lots from two to one lot in order to proceed with redevelopment. As a result, the proposed lot consolidation will reduce dependency on the alley by the subject property.

This portion of the Bel Air Subdivision was platted in 1979 with an average of 16 foot wide alleys. In addition to access options, the alley currently serves as the location of utility poles along the southern edge of the alleyway. Achieving the alleyway standard of 20 feet would create a challenge as it would require the relocation of utility poles and an electrical transformer. In addition, the drive-thru for the restaurant would also be impaired as it exists along the southern boundary of the subject property. As part of site improvements, signage, new pavement, gutters and clear sight triangles will improve circulation not only along the existing alleyway but throughout the site.

The application has achieved all other requirements of DRB including the Transportation Department except for the subject application. As previously mentioned, not achieving current standards necessitates the subject variance due to site constraints of the existing development of the property.

Approval of the variance will allow the applicant to complete the lot consolidation and proceed with redevelopment and site upgrades of the property.

We respectfully request your review and approval of this variance.

Sincerely,

  
Derrick Archuleta, MCRP