**ARCH+PLAN**

**Land Use Consultants**

**Albuquerque NM**

March 27, 2023

Mr. Ernest Armijo, P.E.

Transportation Development

600 Second Street NW
Albuquerque NM 87102

**RE: REVISED, A request for DRB determination to maintain existing sidewalk width for both Wilmore Drive and**

 **Buena Vista Drive**

 **PR 2021-006146**

Mr. Armijo,

ARCH+PLAN Land Use Consultants, agent for Sunport Storage LLC respectfully request your review and consideration to maintain the existing sidewalk width on Wilmore Drive at four (4) feet and on Buena Vista Drive at four foot three inches (4.3) from the required standard of five (5) feet for each existing sidewalk.

The intent of the subject application is to reduce the number of lots from five (5) lots to two (2) lots, while also eliminating existing buildings from bisecting current lot lines. The end result will also reflect the existing land use consolidated onto one legal lot of record. The land use is a RV and self storage facility known as Sunport RV & Self-storage proposed to be on the larger lot.

The properties are located within a subdivision known as Clayton Heights which was platted in 1947 with an average sidewalk width at around four (4) feet. This consistent width is what is typical throughout the immediate area. The assumption is that when the existing sidewalks were constructed they achieved requirements in effect. Achieving the right of way standard width of five (5) feet would create issues of sidewalk width inconsistencies along the subject property of approximately eighty (80) feet on Wilmore Drive and one hundred (100) feet on Buena Vista Drive. The existing sidewalk widths are consistent and function effectively. Sidewalks also exist on both sides of Buena Vista Avenue and Wilmore Avenue. They are also the standard width on other streets within this 75 year old subdivision.

Additional characteristics of the immediate area involve the following that support the determination include:

* The speed limit of both Buena Vista Drive and Wilmore Avenue is 25mph, the speed limit of both local streets.
* Wilmore Avenue is predominantly single family residential from Avenida Cesar Chavez to Ross Avenue in the R-1B zone. From Ross Avenue south towards Gibson Boulevard introduces some light industrial land uses reflective of the underlying MX-M zone.
* Buena Vista Avenue is predominantly single family residential from Avenida Cesar Chavez to Ross Avenue reflective of the R-1B zone. Ross Avenue south towards Gibson Boulevard are dominated by multi-family land uses which are permissive in the MX-M zone
* The property on Gibson Boulevard between Wilmore Avenue and Buena Vista Avenue is a recently redeveloped property from a former iHop restaurant to what is now a Champion Car Wash.
* The grade of the subject property on Wilmore Avenue is approximately 5 feet below street level.
* Adjacent properties to the subject site which are multi-family have established solid walls up to the existing sidewalk defining the boundary between each property.

The application has achieved all other requirements of DRB including Transportation Development that are connected to these properties except for the subject application. As previously mentioned, the existing sidewalk widths on both Wilmore Drive and Buena Vista Drive function effectively with existing development and surrounding land uses with non-issue. The grade of Wilmore Avenue is 5 feet below street level. Along Buena Vista Avenue, the corridor has been established with solid walls up to the existing sidewalk.

Approval of the determination will allow the applicant’s to complete the lot consolidation and proceed with the elimination of bisecting lots on existing structures while reducing the number of lots from 5 lots to 2 lots.

We respectfully request your review and approval of this determination.

Sincerely,

Derrick Archuleta, MCRP