



May 23, 2025

Jay Rodenbeck  
Development Facilitation Team (DFT)  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

RE: Site Plan Administrative; 3200 Central Avenue, SE

Landscape Architecture  
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Dear Mr. Rodenbeck:

The purpose of this letter is to request approval of a Site Plan-Administrative for 3200 Central Avenue SE, zoned MX-M (Mixed-Use Medium Intensity). The subject property is legally described as *Lots 1 through 5 Block 41 University Heights Addition & Lot 1 Block 3 Monte Vista Addition* and contains a total of approximately 1.08 acres. The subject property is located at the southeast corner of Central Avenue SE and Bryn Mawr Drive SE.



*Subject property.*

## PROJECT DESCRIPTION

The Applicant proposes to develop the site for the construction of a hotel with a bar and restaurant on a long-vacant property. This project will transform an underutilized site that has been a source of various safety concerns for the neighborhood into a vibrant, thriving business that contributes to the economic and social vitality of the Central Avenue corridor. Given the overall square footage of the hotel project, a Site Plan-Administrative is required to be reviewed and approved by the Development Facilitation Team (DFT). The HiWay House Motel located on the property was recently demolished and is to be replaced by the proposed Marriot Tribute Hotel.

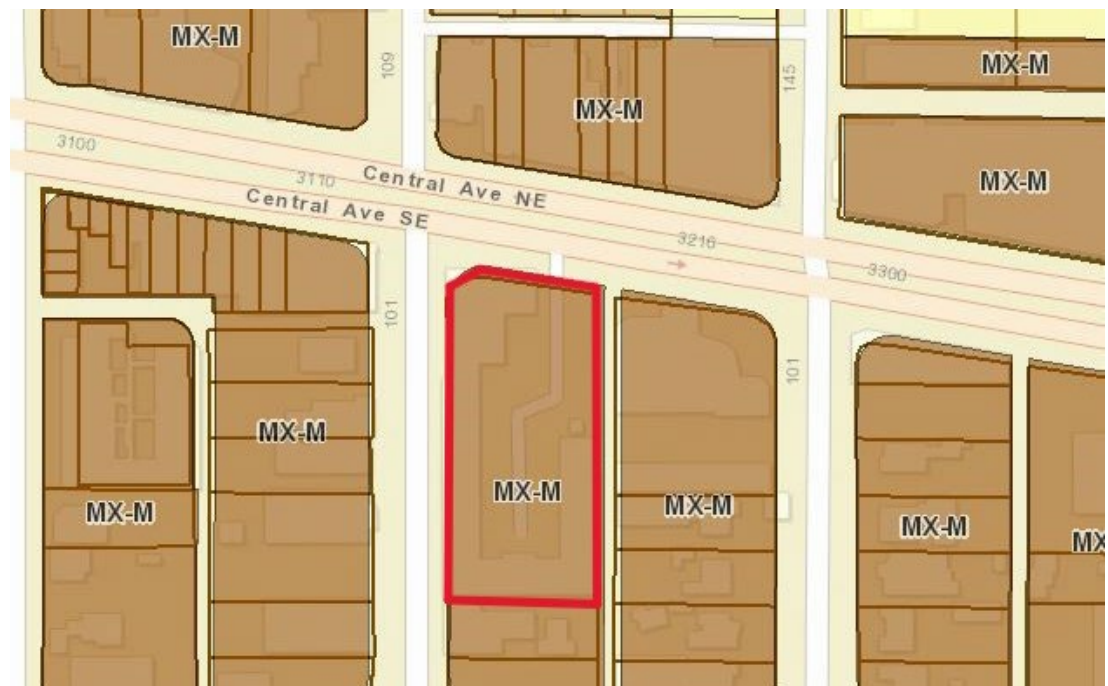
## PRINCIPALS

James K. Strozier, FAICP  
Jacqueline Fishman, AICP

## ASSOCIATES

Ken Romig, PLA, ASLA  
Margaret Ambrosino, AICP

The subject property is located within the Near Height Planning Area and in an Area of Change. Adjacent zoning includes MX-M zoned property to the east, west, north, and south.



Zoning.

### 6-5(G)(3) REVIEW and DECISION CRITERIA

An application for Site Plan-Administrative shall be approved if it meets all of the following criteria.

**6-5(G)(3)(a):** The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

**Applicant Response:** *The Site Plan complies with all applicable standards related to the subject property. The proposed hotel use is permissive in the MX-M zone and the Site Plan has been designed in accordance with all applicable standards in the IDO and DPM.*

**6-5(G)(3)(b):** The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

**Applicant Response:** *The Applicant has prepared and obtained approvals related to the Site Plan from Solid Waste, a Traffic Circulation Layout plan from City Transportation; a Conceptual Grading and Drainage Plan from City Hydrology; a Fire 1 Plan from Albuquerque Fire Rescue; and a Water Availability letter from ABCWUA – documentation of these approvals has been provided as part of this submittal to the DFT.*



6-5(G)(3)(c): If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.

***Applicant Response:*** *The subject property is not within an approved Master Development Plan.*

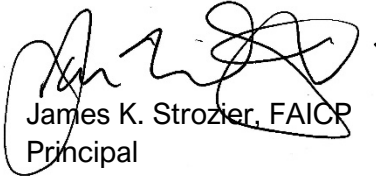
6-5(G)(3)(d): If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.

***Applicant Response:*** The subject property is not within an approved Framework Plan.

### **CONCLUSION**

On behalf of Titan Hiway Land, LLC., we respectfully request that the DFT review and approve the proposed Site Plan-Administrative for a hotel within the MX-M zone. Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP  
Principal