



February 23, 2026

Jay Rodenbeck, Planning Manager
Development Review Services
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Request for Sketch Plat Review at 200 Oak Street NE

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Rodenbeck,

302 Eighth St. NW
Albuquerque, NM 87102

The intent of this application is to request the Development Facilitation Team's (DFT) review and comments on a Sketch Plat. The Applicant's goal is to consolidate three existing lots into one lot and reorient the property to help facilitate the future development of the property for multi-family residential purposes.

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The subject property is located at the southeast corner of Oak Street and Tijeras Avenue and is currently used as a parking lot. The existing zoning is Mixed-use-Medium Intensity Zone (MX-M) as shown on the accompanying zone atlas page. The subject property is located within a designated Main Street Corridor (Central Avenue) and an Area of Change, as designated by the Albuquerque / Bernalillo County Comprehensive Plan. The subject property is legally described as Lot 22 B & Lot Highland North 102 feet of Lots 4,5, & 6, with a total area of .3512-acres.

Prior to the adoption of the 2018 Integrated Development Ordinance (IDO), the site was zoned SU-2/MC under the Comprehensive City Zoning Code. According to historical records, the property has never been developed with a building but has been used as a parking lot since at least 1961.

Enclosed with the application documents is a Sketch Plat, which serves as the basis for our application. We kindly seek your review and feedback to ensure compliance with the IDO, Development Process Manual, and other relevant regulations.

Thank you in advance for your attention to this matter. Please feel free to contact me at 505.401.0233 or Jonathan Turner should you require any further details or clarifications.

Sincerely,

Jacqueline Fishman, FAICP
Emeritus Principal

Jonathan Turner
Zoning Specialist

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA