



Environmental Planning Commission

Agenda Number: 2
Project Number: 2018-001923 (1000539)
Case #: SI-2018-00282
Hearing Date: February 14, 2019

Staff Report

| | |
|--------------------------|---|
| Agent | Jon Anderson Architecture |
| Applicant | Hope Christian School |
| Requests | Site Plan EPC-Amendment |
| Legal Description | Tract B, Hope Christian School; Lot A, Block 11, Tract A, Unit A, North Albuquerque Acres and the southerly portion of Paseo del Norte ROW lying north of and adjacent and also excluding an easterly portion out to the ROW for Louisiana Blvd. NE; Hope Christian School Block 12, Tract A, Unit A, North Albuquerque Acres |
| Location | Between Paseo del Norte Blvd. NE and the Domingo Baca Arroyo (8005 Louisiana Blvd. NE) |
| Size | Approximately 22.5 acres |
| Zoning | MX-L and MX-M |

Staff Recommendation

WITHDRAWAL of SI-2018-00282, at the applicant's request.

Staff Planner
Catalina Lehner-AICP, Senior Planner

Summary of Analysis

The request is for a major amendment to the master plan for the Hope Christian School campus, which consists of an elementary, middle, and high school and support facilities. The applicant wants to rescind the existing master plan (a site development plan for subdivision) to allow the campus to finish developing under the Integrated Development Ordinance (IDO). Pursuant to IDO Section 1-10(A), prior approvals remain valid.

The applicant has the options of retaining the controlling site plan and amending it by returning to the original approving body (the EPC), or superseding the existing site plan in its entirety and developing (or re-developing) under the IDO.

Rather than amend the master plan, the applicant is opting to supersede and replace it. Since the subject site exceeds 5 acres in size, the deciding body is the DRB. Therefore, the applicant is withdrawing the request and will apply for Site Plan-DRB for a new site plan to govern the campus.

Map



FINDINGS – PR-2018-001923 (1000539), February 14, 2019- Site Plan EPC

1. The request is for a major amendment to the master plan for the Hope Christian School campus, an approximately 22.5 acre site between Paseo del Norte Blvd. NE and the Domingo Baca Arroyo (8005 Louisiana Blvd. NE). The applicant wants to rescind the existing master plan (a site development plan for subdivision) to allow the campus to finish developing under the Integrated Development Ordinance (IDO).
2. Pursuant to IDO Section 1-10(A), prior approvals remain valid. The applicant has the options of retaining the controlling site plan and amending it by returning to the original approving body (the EPC), or superseding the existing site plan in its entirety and developing (or re-developing) under the IDO.
3. The applicant is opting to supersede and replace the existing master plan, rather than amend it.
4. Since the subject site exceeds 5 acres in size, the deciding body is the Development Review Board (DRB). Therefore, the applicant is withdrawing the request and will apply for Site Plan-DRB for a new site plan to govern the campus.



JON ANDERSON
ARCHITECTURE

jonandersonarchitecture.com
912 ROMA AVE. NW ALBUQUERQUE, NM 87102
p 505.764.8306 f 505.764.2879

February 4, 2019

Mr. Bohannon, Chairman
City of Albuquerque
Environmental Planning Commission
600 Second Street NW
Albuquerque, New Mexico 87102

**RE: EPC Application Withdrawal Request
EPC Case Number S1-2018-00282, Project #1000539
Hope Christian Master Plan**

Dear Chairman Bohannon:

On behalf of our client, Hope Christian School, Jon Anderson Architecture is writing to request the withdrawal of our EPC-Site Plan Application submitted on 12/27/18 for the February 14th hearing. Upon further investigation of the Integrated Development Ordinance and discussions with the City's planning staff, we will be seeking another avenue for approval of the new Elementary School Site Plan. We sincerely appreciate the Commission's time spent on this project.

Sincerely,



Dave Aube, P.E.