



## Environmental Planning Commission

Agenda Number: 3  
Project #: PR-2024-009945  
Plan #: SP-2026-00005  
Hearing Date: February 19, 2026

### Staff Report

<b>Agent</b>	Modulus Architects & Land Use Planning
<b>Applicant</b>	Louisiana Hotel Corporation
<b>Request</b>	Major Amendment of Site Plan – EPC
<b>Legal Description</b>	All or a portion of Parcel 1-A Summary Replat Comprising a Replat of Portions of Parcels 1 & 2, Broad Acres Subdivision, excluding a Westerly Portion out to the Right of Way and the Eastern 50 feet of Lot 1, all of Lots 2 & 3, and the Western 10 feet of Lot 4, Block 1, Broad Acres Subdivision, excluding Portions out to the Right of Way
<b>Location</b>	2600 Louisiana Blvd NE at the NE corner of Menaul Blvd NE and Louisiana Blvd NE
<b>Size</b>	Approximately 7 acres
<b>Existing Zoning</b>	MX-M

#### Staff Recommendation

DEFFERAL of Project # PR-2024-009945, Plan # SP-2026-00005 for an additional month to the March 19, 2026 EPC hearing.

Staff Planner  
Catherine Heyne

#### Summary of Analysis

The applicant is requesting a 1-month deferral for a Major Amendment to a Site Plan - EPC to add a new, multi-family development with approximately 100 dwelling units above a ground floor parking structure to a pre-IDO Site (Development) Plan (Z-72-231).

The deferral period would allow the applicant additional time to complete and refine the plan set and to renotify Neighborhood Associations and Property Owners to ensure that the record is complete.

The subject site is located within an Area of Change, the Uptown Urban Center, and within the Louisiana Blvd. and Menaul Blvd. Major Transit Corridors (west of Louisiana Blvd), and Menaul Blvd. Multi-modal Corridor (east of Louisiana).

#### Map



## Heyne, Catherine M.

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**From:** Heyne, Catherine M.  
**Sent:** Wednesday, February 11, 2026 10:49 AM  
**To:** Angela Piarowski  
**Cc:** Jones, Megan D.; Trula Howe  
**Subject:** RE: 2600 Louisiana NE Site Plan, Maj Amendment (SP-2026-00005)  
**Attachments:** Memo 03\_SP-2026-00005\_2600 Louisiana NE\_PR-2024-009945\_021026.pdf

Good morning Angela,

Staff has received and accepted your request for deferral to the March 19, 2026 EPC hearing in order to complete and refine the plan set.

The March EPC hearing will begin at 8:40a via zoom. The link is available here:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes> .

Please see the attached Memo 3, which outlines the items that need to be revised with a deadline to get these updates to staff. The memo also contains re-noticing, re-posting, and re-mailing requirements and information.

Thank you,

**Catherine Heyne** she / her / hers  
Planner

o 505-924-3310  
e [cheyne@cabq.gov](mailto:cheyne@cabq.gov)

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**From:** Angela Piarowski <angela@modulusarchitects.com>  
**Sent:** Tuesday, February 10, 2026 3:23 PM  
**To:** Jones, Megan D. <mdjones@cabq.gov>; Heyne, Catherine M. <cheyne@cabq.gov>; Trula Howe <trula@modulusarchitects.com>  
**Subject:** RE: 2600 Louisiana NE Site Plan, Maj Amendment (SP-2026-00005)

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Good afternoon Megan,

On behalf of the Applicant/Owner for **SP-2026-00005**, Modulus Architects and Land Use Planning respectfully requests a **deferral/continuance of the currently scheduled hearing to the next available hearing date in March 2026**.

**Reason for request:**

The project team needs additional time to advance the plan set and refine key drawing details to ensure the record is complete and accurate for the hearing. A March hearing date will allow us to finalize the drawings and supporting exhibits at a level appropriate for DHO review and public transparency.

Please confirm:

1. Whether the City can grant this deferral to a March 2026 hearing date;
2. The **new hearing date/time** once scheduled; and
3. Any **re-noticing / re-posting / re-mailing** requirements and deadlines that will apply as a result of the continuance, so we can ensure full compliance.

Thank you for your assistance.

Angela

**Angela M. Piarowski, CEO/Principal**

**Modulus Architects & Land Use Planning**

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