



Environmental Planning Commission

Agenda Number: 1
Project #: PR-2024-009945
Plan #: SP-2026-00005
Hearing Date: February 19, 2026

Staff Report

Agent	Modulus Architects & Land Use Planning
Applicant	Louisiana Hotel Corporation
Request	Major Amendment of Site Plan – EPC
Legal Description	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
Location	2600 Louisiana Blvd NE at the NE corner of Menaul Blvd NE and Louisiana Blvd NE
Size	Approximately 7 acres
Existing Zoning	MX-M

Staff Recommendation

WITHDRAWAL of Plan # SP-2026-00005, Project # PR-2024-009945 from the March 19, 2026 EPC Hearing.

Staff Planner
Catherine Heyne

Summary of Analysis

The applicant is requesting this application to be withdrawn from the March 19, 2026 EPC hearing. They no longer wish to pursue the development. This case was previously deferred from the February 19, 2026 to March 19, 2026 EPC hearing to complete the plan set and ensure that the notification record was complete.

The request was for a Major Amendment to a Site Plan - EPC for the addition of 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 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).



The logo for Modulus Architects & Land Use Planning features a stylized teal swirl on the left side. To the right of the swirl, the word "MODULUS" is written in a large, bold, teal sans-serif font. Below "MODULUS", the words "ARCHITECTS & LAND USE PLANNING" are written in a smaller, teal sans-serif font.

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Angela Piarowski
CEO & Managing Partner
Modulus Architects and Land Use Planning
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Albuquerque, New Mexico 87113
Mobile: 505.999.8016

DATE:
February 25, 2026

Subject: Withdrawal of EPC Site Plan Application – SP-2026-00005

Dear Ms. Heyne,

Please accept this letter as formal notice that our client has decided to withdraw the pending EPC Site Plan application **SP-2026-00005**, effective immediately.

After further internal consideration, the property owner has elected not to pursue this project at this time and has asked that the application be withdrawn from further review.

We sincerely appreciate the time and effort City staff has dedicated to reviewing the application and engaging with our team throughout the process.

Please provide written confirmation once the application has been formally withdrawn. If any additional documentation is required to complete this request, please let us know and we will promptly provide it.

Thank you again for your time and assistance.

Sincerely,
Angela Piarowski

Angela M. Piarowski

CEO & Managing Partner
Modulus Architects & Land Use Planning

Cc: Wade Kempton, Client