



May 19, 2020

**MEMORANDUM**

TO: Gallup City Council

FROM: Clyde (C.B.) Strain, Planning & Development Director 

REF: Case No. 2020-00300003, request for final plat review and approval of Replat No. 1 of Lots 21 through 36, Block 20 and Lots 5 through 20, Block 21, Ford Highway 66 Addition.

**BACKGROUND**

The Gallup Housing Authority, property owner, has petitioned the Gallup City Council for final plat review and approval of Replat No.1 of Lots 21 through 36, Block 20 and Lots 5 through 20, Block 21, Ford Highway 66 Addition. The property is generally located east of Morgan Avenue and Ford Drive and contains 3.3944 acres. This request also includes the vacation of a portion of the Morgan Avenue right-of-way containing 0.5503 acres.

**DISCUSSION**

Currently the property consists of thirty two (32) lots containing a total of 3.3944 acres. The property also includes a portion of the Morgan Avenue right-of-way containing 0.5503 acres. When the Ford Highway 66 Addition was originally platted the Morgan Avenue right-of-way was platted from Ford Drive through to Burke Drive but was never developed. When the Gallup Housing Authority constructed several residential housing units on the lots referenced above the units were constructed within and across the dedicated Morgan Avenue right-of-way.

The purpose of this subdivision is to reduce the number of lots from thirty two (32) lots to one (1) lot and to vacate the undeveloped portion of Morgan Avenue lying within the property boundaries of the subdivision in order to correct any encroachment issues with buildings within the Morgan Avenue right-of-way. The property lies within the Multi-Family Residential High (MFRH) Zone District. The proposed replat complies with all dimensional requirement for the MFRH Zone District.

The property is presently fully serviced with water/wastewater and electric infrastructure therefore no additional infrastructure improvements are required at this time. Public Utility Easements (P.U.E.'s) will be dedicated over all existing utility infrastructure located on proposed Lot 5A to allow city access for maintenance.

The Gallup Planning and Zoning Commission reviewed this request at its regular meeting on May 13, 2020 and approved the subdivision portion. The request is now coming before the Gallup City Council for vacation of the above mentioned Morgan Avenue right-of-way which will complete the subdivision process for this request.

Copies of the City of Gallup Task Force comments are included in your agenda packets for your review.

### **FINDINGS**

It is the findings of staff that the proposed subdivision complies with the City of Gallup Subdivision Regulations for a minor subdivision including all dimensional requirements for the Multi-Family Residential High (MFRH) Zone District. Staff's recommendation is for approval of said subdivision.