



August 18, 2020

MEMORANDUM

TO: City Council

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

REF: Case No. 2020-00300006, request for final plat review and approval of Replat No. 1 of Lots 13 & 14, Block A; Lots 1 & 2, Block B; and Lots 2 & 3, Block C Burke George Heights Addition, and Replat No. 1 of Lot 1 of Replat No. 1 of a portion of Block B & C, Burke George Heights Addition, minor subdivision.

BACKGROUND

George Athens and the City of Gallup, property owners, have petitioned the Gallup City Council for final plat review and approval of Replat No. 1 of Lots 13 & 14, Block A; Lots 1 & 2, Block B; and Lots 2 & 3, Block C Burke George Heights Addition, and Replat No. 1 of Lot 1 of Replat No. 1 of a portion of Block B & C, Burke George Heights Addition, containing a total of 6.3658 acres. The City of Gallup is also requesting the vacation of sixty foot (60') wide, undeveloped portion of the Morgan Avenue right-of-way between Block A and Block B. The properties are located at 711 and 801 South Second Street containing a total of 6.3658 acres M/L which includes the portion of right-of-way proposed for vacation containing 0.5741 acres.

DISCUSSION

Currently the properties contains seven (7) lots and an undeveloped portion of the Morgan Avenue right-of-way. Five (5) of the lots are currently owned by the City of Gallup and two (2) lots are owned by George Athens. Mr. Athens wishes purchase a portion of Lot 1 of Replat No. 1 of a Portion of Block B, and Block C Burke George Heights Addition, in order to allow for construction of an addition to the south side of the existing building which lies within his property. Currently the existing building lies directly on the southern property boundary line which doesn't allow for expansion of said building. Acquiring additional land from the city to add to his already existing property will provide the square footage needed to accommodate placement of said structure.

Also as part of this subdivision the City is wishing to clean up some vacant properties owned by the City which are located directly adjacent to the City Dog Park. Included will be a vacation of an unused, undeveloped portion of the Morgan Avenue right-of-way that

will never be developed, however there is an existing sewer mainline within this right-of-way so as part of this plat a public utility easement will be dedicated over the existing sewer mainline. There are also some existing public utility/drainage easements that have no utilities or drainage within them which will also be vacated as part of this plat. To achieve this, this replat will combine Lots 13 & 14 of Block A, and Lots 1 & 2 of Block B and the vacated portion Morgan Avenue into Lot 1 of Replat No. 1 of a Portion of Block B, And Block C, Burke George Heights Addition, to create one Lot which will contain the Dog Park development.

All proposed lots comply with the required dimensional requirements for the Heavy Commercial (HC) Zone District per Table 10-2-21 of the City of Gallup Land Development Standards. The property is also presently fully serviced with water/wastewater and electric infrastructure across the entire length of the property frontage therefore no additional infrastructure improvements are required at this time.

The Gallup Planning and Zoning Commission approved the subdivision portion of the request at their regular meeting held on August 12, 2020. The Gallup City Council is now being asked to approve the vacation of the undeveloped portion of Morgan Avenue. Once approved, and after the appeal period has passed, the subdivision plat can be filed with the County Clerk's office which will complete the subdivision process.

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 Heavy Commercial (HC) Zone District.

The Gallup Planning and Zoning Commission approved the subdivision portion of the request at their regular meeting held on August 12, 2020. Staff's recommendation is for City Council to approve the vacation of the undeveloped portion of Morgan Avenue in order to complete the subdivision process.