

May 19, 2022

MEMORANDUM

TO: GALLUP TASK FORCE {GTF}

- C.B. Strain, Planning & Development Director
- John Lastyona, Public Works Department
- Sathya Ganesan, Water/Wastewater Engineer
- Marita Joe, Senior Electrical Engineer
- Jon Pairett, GFD, Fire Marshal
- David Garcia, Acting Solid Waste Director
- Laurence Joe, CenturyLink Engineer II
- Irma Bustamante, NM Gas Co. Operations Supervisor
- Matthew Baca, Construction Specialist
- Jayson Grover, NMDOT District 6 Traffic Engineer

FROM: /s/ Nikki Lee

Nikki Lee, Planning Manager

cc: Adrian Marrufo, Water & Wastewater Deputy Director
Tim Bodell, Water & Wastewater Executive Director
John Wheeler, Electric Director
Robert Hamblen, Public Works Department

CASE #: REZ2022-00600003
PROJECT NAME: Rezone from Single-Family Residential A (SFR-A) to Mixed-Use Neighborhood (MXN) and Rural Holding Zone (RHZ) to Mixed-Use Neighborhood (MXN).
PROPERTY OWNER: Eiad Suleiman APPLICANT: E.S. Housing Development, LLC AGENT: Joseph R. Hewgley & Associates, Inc. (Ryan D. Stearns)
PROJECT LOCATION: Southeast of Philipina Avenue and Strong Drive / 3.192 Acs M/L in W ½ of Sec. 22 T15 R18 150' Wide S. of Philipina Ave. and 17.33 Acs M/L in W ½ of Sec. 22 T15 R18, A/K/A Tract B
DESCRIPTION: REZONE The property owner is requesting the two (2) unplatted tracts of land described above be granted a zone change. <ul style="list-style-type: none">• 3.18 acres M/L <u>from</u> Single-Family Residential A (SFR-A) to Mixed-Use Neighborhood (MXN) Zone District• 17.07 acres M/L <u>from</u> Rural Holding Zone (RHZ) <u>to</u> Mixed-Use Neighborhood (MXN) Zone District The reason for the rezone is so multi-family dwelling units can be built, which is not allowed in the existing SFR-A and RHZ Zone Districts. The Rezone case will be presented to the Planning and Zoning Commission as soon as possible, any conditions for approval should be included in staff's recommendation to the Commission.
ELECTRONIC COMMENTS ARE DUE BY: THURSDAY, MAY 26, 2022

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) Rezoning smaller tract from Single Family Residential (SFR-A) to Mixed-Use Neighborhood (MXN), Rezoning larger tract from Rural Holding Zone (RHZ) to Mixed Use Neighborhood (MXN). Property owner wishes to develop property with mixed use residential development therefore the MXN Zone designation is appropriate.

P2.) Both tracts currently meet all minimum dimensional requirements for the Mixed-Use Neighborhood (MXN) Zone District.

P3.) Criteria met is as follows: "The social, economic or environmental interests of the public good would be better served by the proposed district than the existing one".

P4.) Ok to proceed to public hearing.

CITY ENGINEER COMMENTS: The property frontage along Strong Drive is currently unpaved and without curb and gutter, and sidewalks. The property frontage along Philipina Avenue does have curb and gutter, however it is without sidewalks. The requirements for pedestrian infrastructure/street improvements will be deferred until the building permitting process. No issues with Rezone.

WATER DEPARTMENT COMMENTS: Water Department has no issues with rezone.

WASTEWATER DEPARTMENT COMMENTS: Wastewater department has no issues with rezone.

ELECTRIC DEPARTMENT COMMENTS: Electric has no issues of rezone to Mixed-Use Neighborhood

FIRE DEPARTMENT COMMENTS: Fire Department has no issues with rezone. Fire code requirements will be addressed during the building permit process.

SOLID WASTE COMMENTS: No Solid Waste Issues

CENTURYLINK COMMENTS: No comments submitted by the given deadline. For information, contact Laurence Joe, Engineer II at (505) 325-2311 or laurence.joe@lumen.com

NM GAS COMPANY COMMENTS: NMGC does not have any issues with the proposed changes.

COMCAST COMMENTS: Comcast has no comments or concerns.

NM DEPT. OF TRANSPORTATION COMMENTS: The proposed rezoning will not impact the NMDOT or its roads in any way. I have no comments to provide.