

## **Staff Report**

**ACTION ITEM:** Consider a request for approval of a minor subdivision of Kimbeland Place Subdivision submitted by Steven E. and Linda M. Sebaugh.

**APPLICANT:** Steven E. and Linda M. Sebaugh

**APPLICANT STATUS:** Owners

**PURPOSE:** Combining three lots into one so the owner can build a garage on former lot 16.

**SIZE:** 1.060 Acres.

**PRESENT USES:** Residential use.

**PROPOSED USE:** Residential use.

**PROPERTY ZONING:** Single-Family Residential District.

**SURROUNDING LAND USE:** North, South, East, and West – Single-Family Residential District

**HISTORY:** Formerly lots 16, 17, and 18 of Country Club Place.

**TRANSPORTATION AND PARKING:** All required street frontage is provided.

**APPLICABLE REGULATIONS:** Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

**2009 COMPREHENSIVE PLAN:** Single-Family Residential

**MAJOR STREET PLAN:** The major street plan won't be affected.

**FLOODPLAIN INFORMATION:** A portion of this property is in the floodplain per FEMA panel 29031C0232E dated 9/29/2011.

**PHYSICAL CHARACTERISTICS:** No unusual physical characteristics were noted.

**COMMENTS:** The easement will stay between lots 16 and 17, and new easements around the property.

**ACTION REQUIRED:** The Commission shall vote to recommend approving or denying this request. The Commission's action serves as a recommendation to the Board of Alderman. A negative recommendation requires approval from a super-majority (6 votes) of the Board of Alderman. No public hearings are required for subdivision applications.