

Staff Report

ACTION ITEM: Consider a request to approve a Land Exchange Certification for transferring .028 Acres from 1685 Chimney Spring Court to 1550 Ashley Trace Court, as submitted by Eggimann Bradley L & Pamela ET UX & Eggimann Brent Allen.

APPLICANT: Brent A. Eggimann

APPLICANT STATUS: Owner of 1685 Chimney Spring Court

PURPOSE: Land Exchange Certification

SIZE: .028 Acres

PRESENT USES: Empty lot

PROPOSED USE: New Single-Family Residence

ZONING: R-1 Single-Family Residential

SURROUNDING LAND USE: North, South, East, West - R-1 Single-Family Residential

HISTORY: 1685 Chimney Spring Court is an undeveloped lot. 1550 Ashley Trace Court has a single-family residence. Both lot owners are related.

TRANSPORTATION AND PARKING: All required street frontage and parking exist.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57)

2024 COMPREHENSIVE PLAN: Single-Family

MAJOR STREET PLAN: Does not affect the major street plan

FLOODPLAIN INFORMATION: Not in the Flood Plain per panel 290301C0232E Dated 9-11-2009.

COMMENTS: N/A

ACTION REQUIRED: The commission shall approve or deny this request based on the Land Subdivision Regulations. The Board of Aldermen requires no action.