

## **Staff Report**

**ACTION ITEM:** Request for approval of a Land Exchange Certification for transfer of 1,989 sq. ft. of property from 1985 Ripken Way to 1944 Ripken Way

**APPLICANT:** B&R Developers, LLC

**APPLICANT STATUS:** Granting property owner

**PURPOSE:** To reduce the size of 1985 Ripken way vacant lot and increase the size of the 1944 Ripken Way lot.

**SIZE:** 1,989 sq. ft.

**PRESENT USES:** Residential single family / vacant

**PROPOSED USE:** Residential single family / vacant

**ZONING:** R-2 Single Family Residential

**SURROUNDING LAND USE:** R-2 Single Family Residential in all directions

**HISTORY:** This property was originally subdivided as Nine Oaks Third Subdivision

**TRANSPORTATION AND PARKING:** All required street frontage currently exists and parking exists for the house at 1944 Ripken Way and will be added for 1985 Ripken Way when a house is built on that lot.

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

**2009 COMPREHENSIVE PLAN:** Residential use

**FLOODPLAIN INFORMATION:** This property is not in a floodplain per FEMA panel 29031C0144E dated 9/29/11.

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

**COMMENTS:** Both resulting lots still meet the minimum frontage and lot size requirements. The sewer wye and water tap for the unbuilt lot will still be on that lot after the property transfer.

**ACTION REQUIRED:** The Commission shall approve or deny this request based on compliance with the lot size, frontage, and utility access requirements. No action is required by the Board of Aldermen on Land Exchange Certifications.