

## **Staff Report**

**ACTION ITEM:** Request the Approval of a Land Exchange Certification for the Transfer of .45 Acres from a 6.4 Acre Parcel (Parcel #14-318-00-02-004.01) to 798 Hillcrest Drive Submitted by Jackson Ridge Development, LLC.

**APPLICANT:** Jackson Ridge Development, LLC

**APPLICANT STATUS:** Granting Owner

**PURPOSE:** Land Exchange Certification

**SIZE:** .45 Acre

**PRESENT USES:** Part of the pond area

**PROPOSED USE:** Part of Residential Lot

**ZONING:** R-2 Single Family

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

**HISTORY:** Part of Jackson Ridge Estate Subdivision

**TRANSPORTATION AND PARKING:** All required street frontage and parking exists

**APPLICABLE REGULATIONS:** Land Subdivision Regulations (Chapter 57)

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

**FLOODPLAIN INFORMATION:** Not in a Flood Plain 29030143E Dated 9-11-2009

**PHYSICAL CHARACTERISTICS:** Part of the undeveloped pond area

**COMMENTS:** N/A

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