

## **Staff Report**

**ACTION ITEM:** Consider a request to approve a Land Exchange Certification for transferring .07 Acres, .014 Acres, and .006 Acres from 302 Greensferry Street to three separate adjoining properties, Submitted by Jason and Morgan Sides.

**APPLICANT:** Susan Tomlin

**APPLICANT STATUS:** Attorney

**PURPOSE:** Land Exchange Certification

**SIZE:** Various sizes

**PRESENT USES:** Residential

**PROPOSED USE:** Residential

**ZONING:** R-2 Single Family

**SURROUNDING LAND USE:** North - R-2 Single Family, East – R-2 Single Family, South – R-4 General Residential, West – R-4 General Residential

**HISTORY:** Lincoln and McBride Paint & Aluminum Co. owned the parcel at 302 Greensferry. When they sold the property, the survey, per their legal description, omitted a slip along the western side of their lot, which runs the length of the houses at 208 Greensferry, 620, and 626 N Hope. This strip of land has no actual owner currently.

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

**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:** Various Sizes

**COMMENTS:** The owners of 208 Greensferry paid taxes on the strip to avoid a tax sale and are now listed as the owners per the Cape Girardeau Assessor's, but no lot/legal description covers the strip. This application gives each adjoining lot the portion of the strip that abuts their property.

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