

Plat Name: Addition to Triangle Park
Plat #: 220170400

Location: Located in the northeastern quadrant of the intersection of Grandview Avenue and Reddie Drive
Master Plan: Wheaton Sector Plan
Plat Details: CR zone; 1 lot
Owner: Montgomery County, Maryland

Staff recommends approval of this minor subdivision plat pursuant to **Sections 50-35A(a)(3)** of the Subdivision Regulations, which state:

50-35A(a)(3) Consolidation of Two or More Lots or a Part of a lot into One Lot.

Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the respective requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

