Staff recommends approval of this minor subdivision plat pursuant to Sections 50.7.1.C.1. and 50.7.1.H of the Subdivision Regulations; which state:

C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:

1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
   
   a. any conditions applicable to the original subdivision remain in effect;
   
   b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
   
   c. all required right-of-way dedication is provided.

2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:

   a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
   
   b. any conditions applicable to the existing lot remain in effect on the new lot;
   
   c. any required road dedication is provided; and
   
   d. the existing platted lot was not identified as an outlot on a plat.

H. *Creation of a lot from a part of a lot.* A part of a previously recorded lot in a Residential Detached zone that was created as a result of a deed transfer of land from the lot may be converted into a lot if:

1. the part of lot was created by deed recorded before June 1, 1958, or
2. the part of lot contains a legally constructed detached house; and

3. all conditions or agreements applicable to the subdivision approval creating the original lot apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Sections 50.7.1.C.1. and 50.7.1.H and supports this minor subdivision record plat.