Plat Name: Michael C. Zetts Subdivision - Shady Grove
Plat #: 220171010

Location: Located in the southeast quadrant of the intersection of Shady Grove Road and Zetts Avenue.
Master Plan Shady Grove Sector Plan
Plat Details: EOF zone; 1 parcel
Owner: Crystal Rock II, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.D of the Subdivision Regulations, which states:

D. **Subdivision to reflect ownership.** A recorded lot approved for a commercial, industrial, or multi-unit residential use may be resubdivided to create or delete an internal lot to reflect a change in ownership, deed, mortgage, or lease line if:

1. all conditions of approval for the original subdivision that created the lot remain in effect;

2. the total maximum number of trips generated on all new lots created will not exceed the number of trips approved for the lot in the original subdivision;

3. all land in the original subdivision lot is included in the plat; and

4. all necessary code requirements of Chapters 8, 19, and 22 are met and any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed before recording the plat.

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 Section 50.7.1.D and supports this minor subdivision record plat.