

Plat Name: Cabin Branch

Plat #: 220260650

Location: Located in the southwest quadrant of the intersection of Little Seneca Parkway and Lake Ridge Drive

Master Plan: Clarksburg Master Plan

Plat Details: CRT zone; 1 lot, 1 parcel

Owner: Classic-CB, LLC and CB Education, LLC

Staff recommends approval of the 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.

This minor subdivision application proposes to create an internal lot line within an existing recorded lot, previously approved for commercial use, to reflect a change in ownership. The proposal complies with requirements for minor subdivision approvals in 50.7.1.D. of the Subdivision Regulations and staff recommends approval of the plat, conditioned on the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above items staff will forward the plat to the Chair for signature.

