

[Date]

[Client Name]

[Client Company]

[Client Address]

[City, State, Zip Code]

RE: Strategic Counsel for Proposed Commercial Subdivision of [Property Address/Legal Description]

Dear [Client Name],

Pursuant to your request, this letter outlines our strategic counsel regarding the proposed subdivision and plotting of the aforementioned commercial property. Our objective is to maximize the utility and market value of the land while ensuring compliance with local zoning ordinances and long-term investment goals.

1. Site Analysis and Highest and Best Use

Initial assessment suggests that the parcel be divided into [Number] plots. We recommend a mixed-use configuration to mitigate market risk, specifically designating the frontage for [Retail/QSR] and the rear acreage for [Light Industrial/Office/Warehouse] use.

2. Plotting Configuration and Infrastructure

The plotting strategy should prioritize road frontage and shared access points to minimize curb-cut requirements from the Department of Transportation. We advise the implementation of a master-planned utility corridor to ensure each subdivided lot is "pad-ready" for future development.

3. Zoning and Regulatory Compliance

The following regulatory hurdles must be addressed:

- Submission of a Preliminary Plat to the [City/County] Planning Commission.
- Verification of setback requirements and Floor Area Ratio (FAR) for each new parcel.
- Environmental impact assessments and stormwater management easements.

4. Easements and Shared Covenants

To maintain the integrity of the development, we recommend drafting a Declaration of Covenants, Conditions, and Restrictions (CC&Rs). This should include Reciprocal Easement Agreements (REAs) for parking, signage, and common area maintenance (CAM).

5. Timeline and Next Steps

Phase one involves a formal land survey and civil engineering feasibility study. Following your approval of this strategy, we will coordinate with [Surveyor/Engineer Name] to draft the formal subdivision map for municipal review.

We look forward to discussing this strategy in further detail during our scheduled meeting on [Date/Time].

Sincerely,

[Your Name]

[Your Title]

[Your Firm Name]