



circle, on the south side of Bell Classic Drive and fronting Pinnacle Club Drive. The new lots would have widths of 45' to 50' at the building line with a minimum lot depth of 120'. Every two lots shall contain one structure composed of two dwelling units sharing a common wall along the 0' setback line of the given lots. The proposed change is in character with diversity of the existing developments in the Pinnacle Club.

Mr. Rauch stated that the lots and structures are oriented to the street in compliance with the originally approved development plan and that the existing road network could carry the additional traffic generated by the proposed change.

Mr. Ciminello was present and spoke to the item. He stated that the proposed units would diversify the product that they have in the Estate Lots. The proposed lots will have common irrigation and landscaping and will help buffer the Estate Lots from SR 104. The architectural standards will be the same for these units as the Estate Lots with brick driveways and exterior finishes. They will also be reviewed by the Architectural Review Board.

Chair Holt asked if this development would open up access to SR 104. Mr. Ciminello stated that he was working with the city on this and had a number of conversations regarding this over the past couple months. A previously proposed development across SR 104 had an entry drive that lined up with Pinnacle Club Drive; however this development is no longer proposed, with the land having been donated to the Metro Parks. The necessity to serve the number of residents is not there anymore and they are looking at the possibility of making this entry a limited access road. The road will remain closed until the issue is worked out with the city.

Chair Holt noted landscaping would be discussed during the review of the development plan.

Mr. Linder asked if Mr. Ciminello had talked to nearby residents in the Estate Lots about the proposed change. Mr. Ciminello stated that he had talked to residents. Two of the lots across the street have been sold. The residents will have the opportunity to give final approval of the architecture of the buildings. Mr. Ciminello stated that he will have a written statement from residents before the project goes to Council saying that they are okay with the concept.

Chair Holt asked about the minimum square footage of each unit. Mr. Ciminello stated that each unit will be 1,250 square feet. The existing minimum square footage is 2,400 square feet. If the lots were to be sold as single family homes, they would be the least expensive of the Estate Lots, near \$400,000.

Mr. Ciminello stated that the units are geared towards the empty nesters and that interest has been expressed in the units already. He stated that the lots will likely be sold to other builders. The lots have been designed after a development near Muirfield to make it feel like a single family development.

Mr. Linder made a motion that the Pinnacle Club Subarea A3 – Method of Zoning Change be recommended for approval to City Council as submitted; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #3**

**Pinnacle Club Subarea A3 – Development Plan  
Pinnacle Club Drive & Bell Classic Drive**

**(Project ID# 201103280009)**

**Applicant: Joseph Ciminello, Pinnacle Development Co, 1500 Pinnacle Club Drive,  
Grove City, OH 43123**

The applicant is requesting approval of a development plan amendment for Pinnacle Club Subarea A, located on Pinnacle Club Drive and Bell Classic Drive. The proposed amendment would create a new area in Subarea A, A<sub>3</sub>. Within Subarea Area A<sub>3</sub>, the applicant is proposing to take the existing 22 single family lots and create 44 lots. Every two lots will have one structure containing two attached single family dwelling units with a common lot line and wall. The new lots would have varying widths from 45' to 50' measured at the building line with a minimum depth of 120'.

Three building elevations are proposed. The materials for all three buildings match the existing character of the Estate Lots. Buildings will have a total area of 2,500 square feet, with 1,250 square feet per unit. Each structure will be subject to the review of the Architectural Review Board.

Mr. Rauch stated that the submitted landscape plan does not meet the requirements to Chapter 1136.

Mr. Ciminello was present and spoke to the item.

Chair Holt noted the following stipulations:

1. A note shall be added to landscape plans stating that all lots shall be sodded to cover the front yard, side yards and ten feet of rear yard and that sod shall be properly maintained to establish a dense turf, free of noxious pests, weeds and disease.
2. A note shall be added to landscape plans stating that 50% of the wire cage and burlap and all twine are to be removed from the tree root balls.
3. Three 2" caliper single stem trees and five 24" in height shrubs shall be planted per single family residence. If the lot is a corner lot, an additional 1/3 of the façade fronting is to be landscaped adjacent to the foundation with a minimum of five 24" shrubs.
4. Details need to be given on the landscape plan of the exact type of plant material being used, size at installation and quantities.

The applicant was agreeable to the stipulations.

Ms. Lowe stated that the first stipulation has been met, with a note regarding sod having been made in their plans. Chair Holt stated that a stipulation could be made to have the landscape plan meet all the requirements of Chapter 1136 and any deviations would need to be approved by the Urban Forester.

Chair Holt asked if the Design Review Manual had been revised. Mr. Rauch stated that the changes had been made in the zoning text, but staff had not received a revised draft of the Design Manual. Chair Holt questioned whether the revising of the Manual should be an added stipulation. Mr. Rauch stated that he was unsure of whether or not the Manual was a city-approved document. Mr. Ciminello clarified that the Design Review Manual would apply to all the Area A subareas, including the proposed Area A<sub>3</sub>.

Mr. Havener made a motion that the Pinnacle Club Subarea A<sub>3</sub> – Development Plan be recommended for approval to City Council with the noted stipulations; seconded by Mr. Linder. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 1:56 p.m.



Kimberly Dooley, Planning / GIS Specialist



Marv Holt, Chair