

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: January 8, 2010
Re: Staff Report for The Pinnacle Club Section 2, Phase 4 – Plat Approval

Item #3 – The Pinnacle Club Section 2, Phase 4 – Plat Approval

(PID# 200910070049)

Application: Plat Approval
Location: West of Pinnacle Club Subdivision
Applicant: **Jason Francis, M/I Homes of Central Ohio**
Zoning: PUD-R
Use: Single-family Residential

Relevant Code Section(s):

- 1101.07 Development Standards – Submission Procedures
- 1101.08 Development Standards – Plan Content

Project Summary:

The applicant is requesting approval of a plat for Phase 4 of Section 2 of the Pinnacle Club Subdivision. Phase 4 contains thirty-nine (39) lots on 14.687 acres of land held by M/I Homes of Central Ohio, LLC. A new 3.343-acre reserve, Reserve “KK,” will be created with the plat south of English Turn Drive. The plat approval will also include the extension and dedication of English Turn Drive as well as two new roads, Sandrell Drive and Tournament Way, for a total of 2.413 acres of new dedicated right-of-way.

The applicant is requesting the plat deviate from the Pinnacle Club Subarea E Development Plan approved by City Council on September 8th, 2009 by shifting the lot line boundaries of lots 773 and 774 to the north to border and not overlap into the Stream Protection Zone. This area was previously platted in Section 2 and was included in Reserve H. The applicant is proposing to resubdivide Reserve H in Section 2 Phase 2 of the Pinnacle Club Subdivision, in order to transfer the land added to the extended lots 773 and 774 from Phase 2 to Phase 5. This will ensure that all of the land within the Stream Protection Zone north of English Turn Drive, lies within Reserve H, as part of Section 2 Phase 2. After the resubdivision, the total area of Reserve H will be reduced from 1.798 acres to 1.757 acres.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.