

## **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** November 5, 2010  
**Re:** Staff Report for Pinnacle Development Company Lot 477 – Development Plan Amendment

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### **Item #1 – Pinnacle Development Company Lot 477 – Development Plan Amendment (PID# 201010290046)**

**Application:** Development Plan Amendment  
**Location:** E. Hirth Hill Road  
**Applicant:** **Joseph Ciminello, Pinnacle Development Company**  
**Zoning:** PUD-R (Planned Unit Development – Residential)  
**Use:** **Residential**

#### **Relevant Code Section(s):**

- 1135.14 Zoning Districts and Regulations – Planning Unit Development Districts
- The Pinnacle Club of Grove City Zoning Standards Text (May 7, 2007 revision)
- The Pinnacle Club of Grove City Development Standards Text (September 3, 2009 revision)

#### **Project Summary:**

The applicant is requesting approval to amend The Pinnacle Club of Grove City Development Standards Text for Lot 477 located at the northeast corner of Pinnacle Club Drive and Hirth Hill Road in Pinnacle's Subarea A, "The Estate Lots." The proposed amendments will reduce the rear yard setbacks from 30% to twenty (20) feet and eliminate the requirement for the home to front Pinnacle Club Drive for Lot 477. The proposed changes are for Lot 477 and will not affect any other standards for Subarea A or any other Pinnacle Club subareas.

#### **Recommendation(s):**

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