

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: May 4, 2012
Re: Staff Report for the Resubdivision of Lots 404-425 and Reserve "AA" of Pinnacle Club Section 3 – Plat Approval

Item #2 –Resubdivision of Lots 404-425 and Reserve "AA" of Pinnacle Club Section 3 – Plat Approval (PID# 201204030018)

Application: Plat Approval
Location: Pinnacle Club Drive West of Jackson Pike
Applicant: **Joe Ciminello, Pinnacle Development Co**
Zoning: PUD-R
Use: 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 to subdivide lots 404-425 of Pinnacle Club Section 3, located east of the Pinnacle Club Drive circle and west of State Route 104. The proposed plat will create 43 lots fronting Bell Classic Drive and Pinnacle Club Drive, as well as a new 1.348 acre reserve in the center of the "loop" created by Bell Classic Drive and Pinnacle Club Drive. The subdivision of these lots as well as the new reserve is in accordance with the approved amendment to the development plan for the Pinnacle Club Subarea A3. The boundaries of reserve "AA" (marked as "PP" on submitted plat), south of the Pinnacle Club Drive circle, will also be adjusted with this plat, in order to add approximately fifteen (15) feet to lot 426 directly adjacent to the west.

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.