

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: August 31, 2012
Re: Staff Report for The Pinnacle Club Section 6 Part 3 Phase B – Plat Approval

**Item #3 – The Pinnacle Club Section 6 Part 3 Phase B – Plat Approval
(PID# 201207250035)**

Application: Plat Approval
Location: 1535 White Road
Applicant: **Jason Francis, M/I Homes**
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 The Pinnacle Club Section 6 Part 3 Phase B. The proposed plat would create 20 residential lots on 5.705 acres of land south of Pinnacle Club Drive held by M/I Homes of Central Ohio LLC. The plat approval will include the extension and dedication of Scotsman Drive and Ironwood Drive, for a total of 1.138 acres of new dedicated right-of-way. The proposed lots meet all applicable requirements of the Pinnacle Club Zoning Text and are consistent with the approved development plan.

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.