

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: October 31, 2014
Re: Staff Report for Pinnacle Land Holdings Lot 884 – Development Plan Amendment

**Item #7 – Pinnacle Land Holdings Lot 884 – Development Plan Amendment
(PID# 201410070057)**

Application: Development Plan Amendment
Location: 1049 Pinnacle Club Drive
Applicant: Joseph Ciminello, Pinnacle Land Holdings LLC
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 Development Standards Text

Project Summary:

The applicant is requesting approval to amend The Pinnacle Club of Grove City Development Standards Text for Lot 884 located south of Pinnacle Club Drive west of the Pinnacle Club Drive circle in Pinnacle's Subarea A, "The Estate Lots." The proposed amendment will reduce the rear yard setback from 30% to twenty-five (25) feet. The proposed changes are for Lot 884 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.