

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: July 31, 2015
Re: Staff Report for Pinnacle Club Section 5 Lot 476 - Lot Split

Item #8 – Pinnacle Club Section 5 Lot 476 – Lot Split (PID# 201507010049)

Application: Lot Split
Location: 4495 Hirth Hill Road East
Applicant: Mary Jean Girard
Zoning: PUD-R
Current Use: Vacant

Relevant Code Section(s):

- 1135.08 Zoning Districts and Regulations – Subdivision of Lots Prohibited; Fee

Project Summary:

The applicant is proposing to split the northern 0.241 acres of land from lot 476 of Pinnacle Club Section 5 (4495 Hirth Hill Road East). The lot is currently 0.3444 acres in size.

The zoning text for this subarea of Pinnacle requires that no lot be split and combined with a contiguous platted lot if the said split results in a lot containing less than 90' of frontage at the building line. The lot to be created by the proposed split will be only 70' wide and the remainder parcel only 30' wide; however Mary Jean Girard owns both the property to be split as well as the property directly adjacent to the south of the lot to be split. The southern 0.1 acre tract of land will be combined with the lot to the south and the northern 0.241 acres will be combined with the lot to the north in order to comply with the zoning text.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.