

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 475 - Lot Split

Item #9 – Pinnacle Club Section 5 Lot 475 – Lot Split (PID# 201507010050)

Application: Lot Split
Location: 4509 Hirth Hill Road East
Applicant: Karen Holinga
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 southern 0.241 acres of land from lot 475 of Pinnacle Club Section 5 (4509 Hirth Hill Road East). The lot is currently 0.34 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 the Karen J. Holinga Trust owns both the property to be split as well as the property directly adjacent to the north of the lot to be split. The northern 0.1 acre tract of land will be combined with the lot to the north and the southern 0.241 acres will be combined with the lot to the south 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.