



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

Planning Commission Staff Report

Lower Level Conference Room

October 6, 2015 1:30pm

- 6. APPLICATION: Woods at Pinnacle - Plat Approval**
- Project Number: 201508310060
- Location: Located on the south side of Pinnacle Club Drive, 164± feet east of McNulty Street (160-000298).
- Proposal: A plat approval for an approximate 22.898 acre site for the development of 52 residential lots.
- Applicant: Civil Environmental Consultants, c/o Mark Smith.

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 Woods at Pinnacle. The proposed plat contains 52 residential lots on 22.898 acres of land south of Pinnacle Club Drive. The plat includes the extension of one public street from Pinnacle Club Section 6 Part 1, Calum Way. Additionally, three new public streets are included in this plat: Sheffield Way, Golfview Lane and McClish Court. These streets total 3.865 acres of new dedicated right-of-way.

Three reserves (Reserve "A" – 6.185 acres, Reserve "B" – 0.272 acres, and Reserve "C" – 0.214 acres), which total 6.671 acres, located throughout the area to be platted are proposed to be dedicated to the city and maintained by the Woods at Pinnacle Home Owners Association for the purpose of passive open space and stormwater detention.

On March 3, 2015, the Development Commission recommended approval of the Development Plan for The Woods at Pinnacle and Council approved the resolution (CR-11-15) on May 4, 2015. The proposed lots and road configuration are consistent with the approved Development Plan.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.