



# 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

**7. APPLICATION: Woods at Pinnacle – Lot Split**

Project Number: 201509180064

Location: Located on the south side of Pinnacle Club Drive, 164± feet east of McNulty Street (040-012702).

Proposal: A split of 0.038 acres out of a 1.3 acre tract of land.

Applicant: Civil Environmental Consultants, c/o Mark Smith; 250 old Wilson Bridge Road, Suite 250; Worthington, Ohio 43085.

**Relevant Code Section(s):**

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

**Project Summary**

The applicant is proposing to divide an existing 1.3 acre tract of land into two parcels – 0.038 and 1.262 acres. The 0.038 acre parcel to be created with the split is included in the proposed plat for The Woods at Pinnacle to be dedicated as right-of-way to serve as the entrance into the development off Pinnacle Club Drive. This configuration also matches the development plan for the site approved by Council on March 3, 2015. The Franklin County Recorder's Office has preliminarily approved the split and the applicant has indicated that the final approval is contingent on the combination of the parcel to the south (the main Woods at Pinnacle parcel).

**Recommendation**

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