



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

Planning Commission Staff Report

Lower Level Conference Room

January 5, 2016 1:30pm

7. APPLICATION: Woods at Pinnacle | Lot Split

Project Number: 201512310091

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

Proposal: A split of 22.898 acres out of a 32 acre tract of land.

Applicant: Paul S. Coppel, c/o Jeffrey A. Miller, Civil and Environmental Consultants; 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 31.787 acre tract of land into two parcels – 22.898 and 8.889 acres. The 22.898 acre parcel to be created with the split is to be transferred to Schottenstein Homes, LLC for the development of a single family homes. This configuration also matches the previously approved development plan and final plat. The remaining 0.039 acres was previously split off in October 2015, and was recently transferred to Schottenstein Homes, LLC, which provides access to Pinnacle Club Drive for this subdivision.

Recommendation

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