



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

Planning Commission Staff Report

Lower Level Conference Room

July 5, 2016 1:30pm

## 11. APPLICATION: Pinnacle Club | Development Plan Amendment (Text)

Project Number: 201606280044

Location: Pinnacle Club Drive (040-009226)

Proposal: An amendment to the development standards text for Pinnacle Club Subarea A

Applicant: Joseph Ciminello, Pinnacle Land Holdings LLC, 1500 Pinnacle Club Drive, Grove City, Ohio 43123

### Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- The Pinnacle Club of Grove City Development Standards Text

### Project Summary

The applicant is requesting to amend the development standards text for the Pinnacle Club of Grove City. The proposed amendment will modify the rear setback for properties in Subarea A from 30% to 30'. The proposed amendment is only for Subarea A and no other changes to the development text are proposed.

A number of amendments to the development text have been granted in the past to approve reduced rear yard setbacks for homes in Subarea A. Staff is supportive of the proposed amendment to prevent future amendments done on a lot by lot basis. Building setbacks for subarea A are only outlined in the development standards text and not in the zoning text; therefore, an amendment to the zoning text is not required to coincide with the proposed development text amendment. The proposed amendment to the development standards text is noted below.

### Proposed Amendment

- II. Subarea A  
(B) Yard Dimensions; Building Height

(2). Rear Yard. The minimum required rear yard shall be ~~30%~~ **30 feet**.

### Recommendation

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