

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: September 4, 2015
Re: Staff Report for Pinnacle Club Section 2 Phase 9 – Plat Approval

Item #6 – Pinnacle Club Section 2 Phase 9 – Plat Approval (PID# 201508030055)

Application: Plat Approval
Location: English Turn Drive, South of Tournament Way
Applicant: Mark Smith, Civil and Environmental Consultants
Zoning: PUD-R, Planned Unit Development Residential
Use: Single Family Residential

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 Pinnacle Club Section 2 Phase 9. The proposed plat contains 54 lots on 13.7 acres of land east of Interstate 71. The plat includes the extensions of two public streets from Phase 8, Tournament Way and Wadkins Drive, and the creation of one new public street, Cypress Point Road. These streets total 2.259 acres of new dedicated right-of-way. Additionally, three private streets (alleys) are included in this plat: Audrey Rose Lane, Lauren Lane and Jeanne Lane.

A 4.552 acre reserve (Reserve “GGG”) located at the southwest end of the area to be platted is proposed to be dedicated to the city for the purpose of passive open space and stormwater detention. This area is adjacent to future public parkland to the south and will provide connectivity for area residents to this future park.

The proposed lots and road configuration are consistent with the approved development plan for Pinnacle Club.

Recommendation(s):

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