



ITEM 2: 201909040043 – Pinnacle #2 (Lot Split)

Site Location

West of Jackson Pike, north of The Estates development. (Parcel: 040-012705-00)

Proposal

A split of .041 acres from an existing 146.431-acre site, in association with other lot splits and future combinations to reconfigure area lots.

Zoning

PUD-R (Planned Unit Development – Residential)

Future Land Use

Suburban Living Low Intensity

Property Owner

Pinnacle Land Holdings

Applicant/Representative

Joseph Ciminello, Ciminello's Inc.

Applicable Plans, Policies, and Code Section(s)

Zoning Code Section 1135.08

Staff Recommendation

Approval with one stipulation

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Case Manager

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Summary

The applicant is proposing to split .041 acres from an existing 146.431-acre site. The proposed split is one of four concurrent lot split applications and future lot combinations that will ultimately result in two conforming residential lots in Pinnacle Club Section 3 - The Estates.

Zoning Map

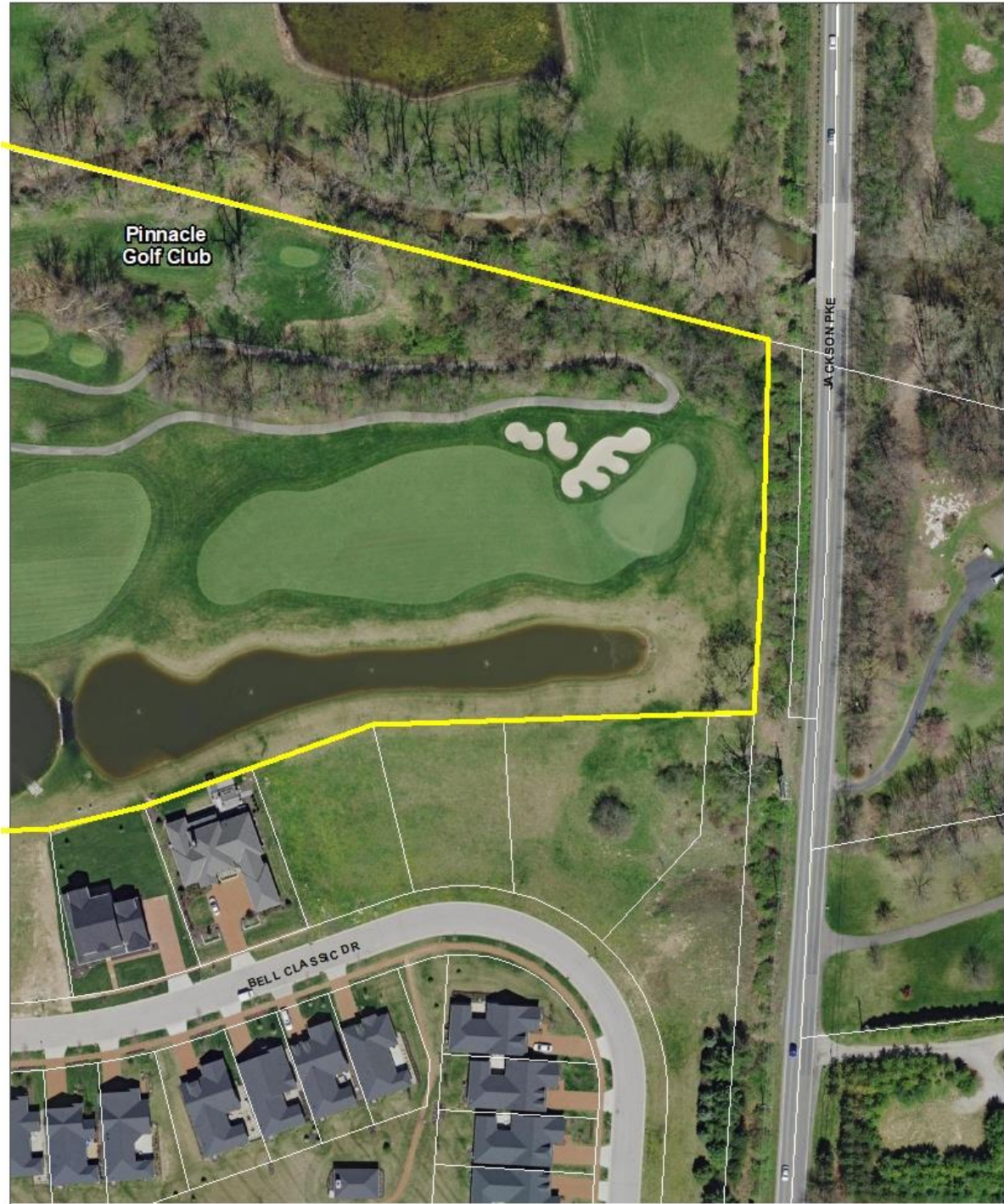


Next Steps

Upon approval from Planning Commission, the lot split can move forward to Franklin County for finalization.

1. Context Map

This property is located West of Jackson Pike, north of The Estates development.



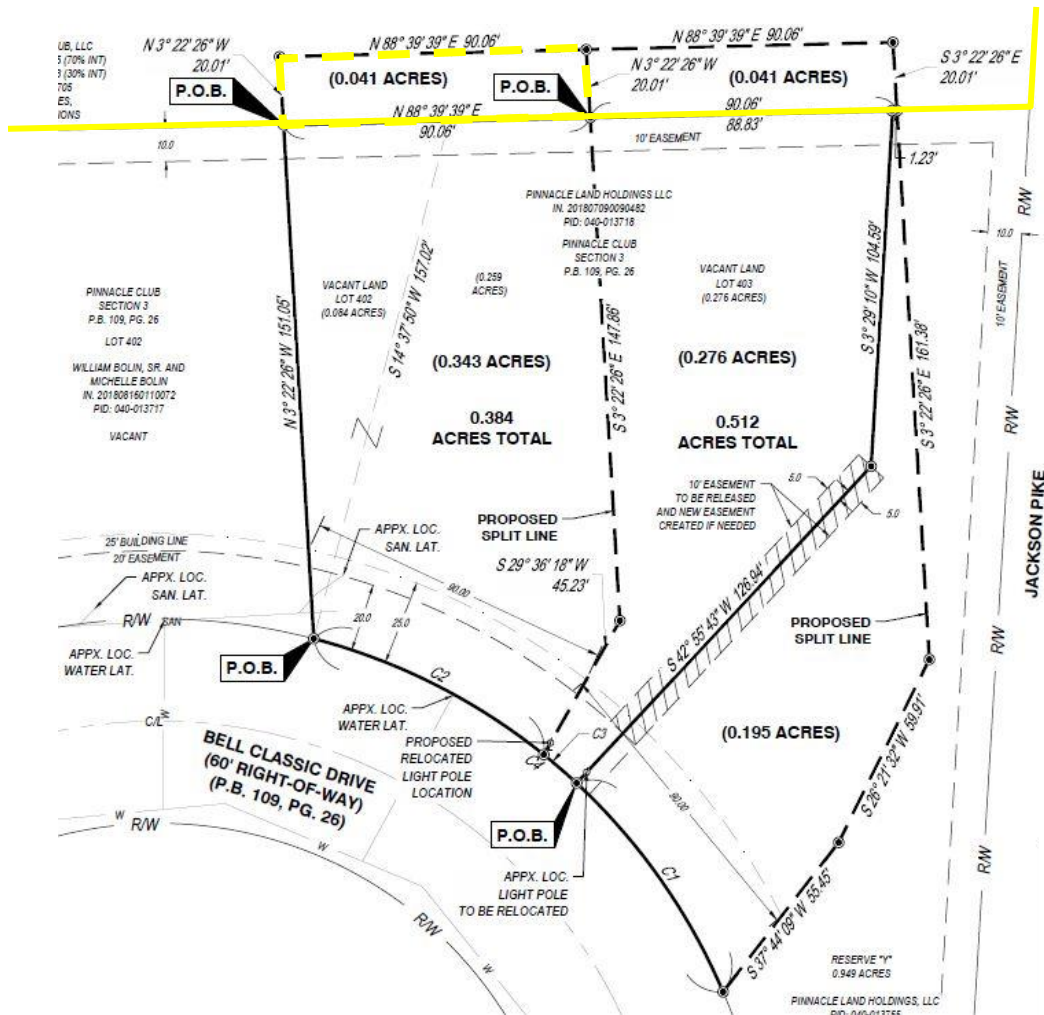
201909040043
Pinnacle #2 - Lot Split
PID: 040-012705-00



2. Analysis

The applicant is proposing to split .041 acres from an existing 146.431-acre site. The applicant plans to combine the lot created by this split with the lot created by another lot split to the south that is being proposed concurrent to this application. If approved, the resulting splits and combinations would result in a 0.384-acre residential lot in The Estates conforming with the approved zoning text for Pinnacle Club.

3. Survey



4. Recommendation

After review and consideration, the Development Department recommends Planning Commission approve the lot split with 1 stipulation:

1. The applicant shall combine the 0.041-acre lot with the 0.34-acre lot to the south, subject to approval of application 20190940042.

5. Detailed History

2004

The 652.92-acre site for the Pinnacle Club development was rezoned from SF-1 to PUD-R with Resolution C-126-03.

2011

Created an additional subarea (Subarea A3) for The Courtyards, establishing the requirements for two-family homes and lots with Resolution CR-22-11.

2012

Adjusted the lot size requirements and house size requirements for Subarea A3 with Resolution CR-11-12.

2019

Staff met with applicant to determine how to propose the subject lot splits and associated lot combinations to create an additional residential lot that meets zoning text requirements.