



ITEM 3: 202001150001 – Pinnacle Golf Club East (Lot Split)

Site Location

1500 Pinnacle Club Drive
(Parcel: 040-012705-00)

Proposal

A split of 0.034 acres from Parcel 040-012705.

Zoning

PUD-R (Planned Unit Development – Residential)

Future Land Use

Suburban Living Low Intensity

Property Owner

Pinnacle Golf Club, LLC

Applicant/Representative

Anthony 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

Jimmy Hoppel, Development Planner
614-277-3021
jhoppel@grovecityohio.gov

Summary

The applicant is proposing to split 0.034 acres from Parcel 040-012705, a 146.431-acre lot. The proposed split lot will be combined with Parcel 040-013773, a 0.343-acre lot, for the future development of a single-family home.

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 at 1500 Pinnacle Club Drive (Parcel: 040-012705-00).



202001150001
Pinnacle Golf Club East - Lot Split
PID: 040-012705-00

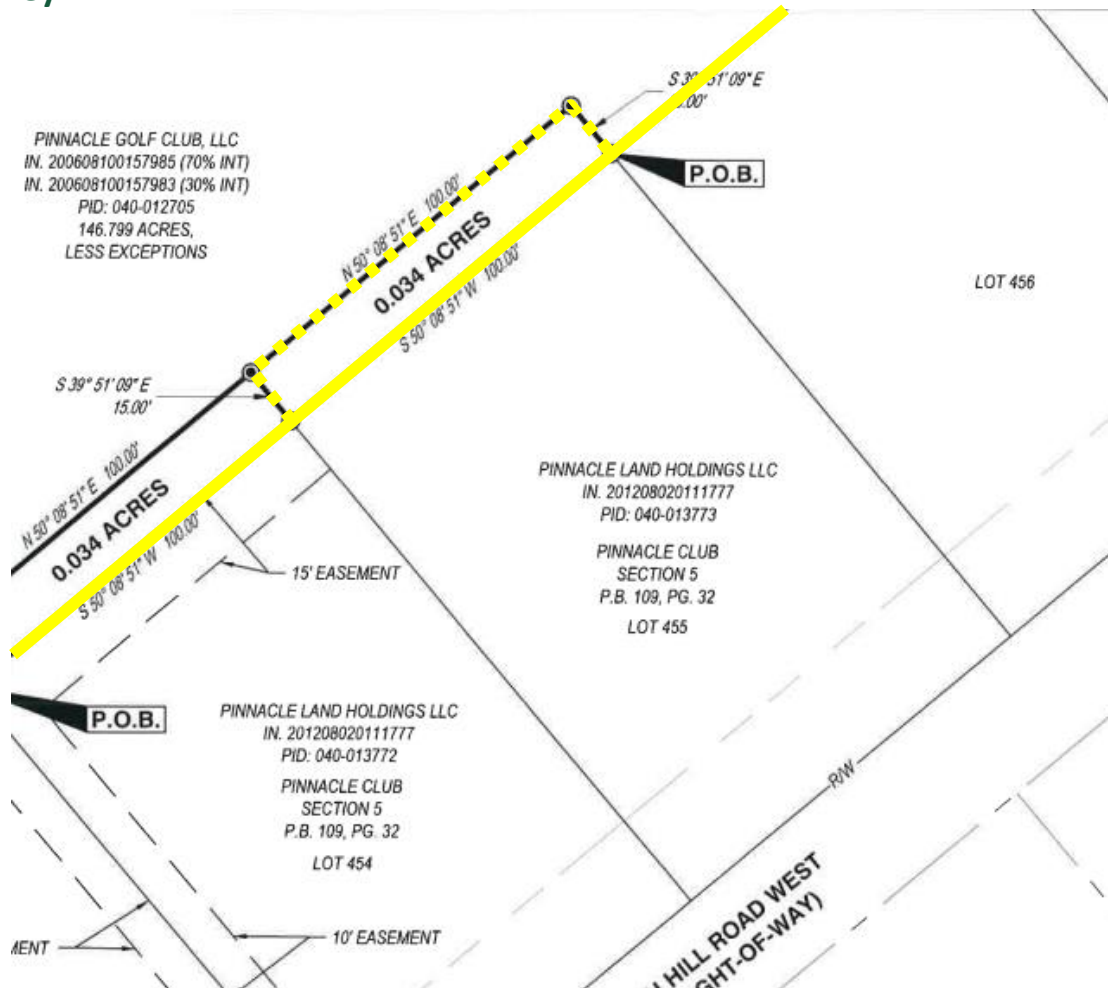
0 50 100 200 Feet



2. Analysis

The applicant is proposing to split 0.034 acres from Parcel 040-012705, a 146.431-acre lot. The proposed split lot will be later combined with Parcel 040-013773, a 0.343-acre lot, for the future development of a single-family home.

3. Survey



4. Recommendation

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

1. The applicant shall combine the 0.034-acre lot with Parcel 040-013773.

5. Detailed History

2004

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

2005

The Plat of Pinnacle Club Section 5 was accepted by City Council with Ordinance C-43-05.

2011

The zoning text amendment, impacting Section 5, for Pinnacle Club was approved by City Council with Ordinance C-23-11.