



## ITEM 4: 202001150002 – Pinnacle Golf Club West (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

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### 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 040-013772, 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).



202001150002  
Pinnacle Golf Club West - Lot Split  
PID: 040-012705-00

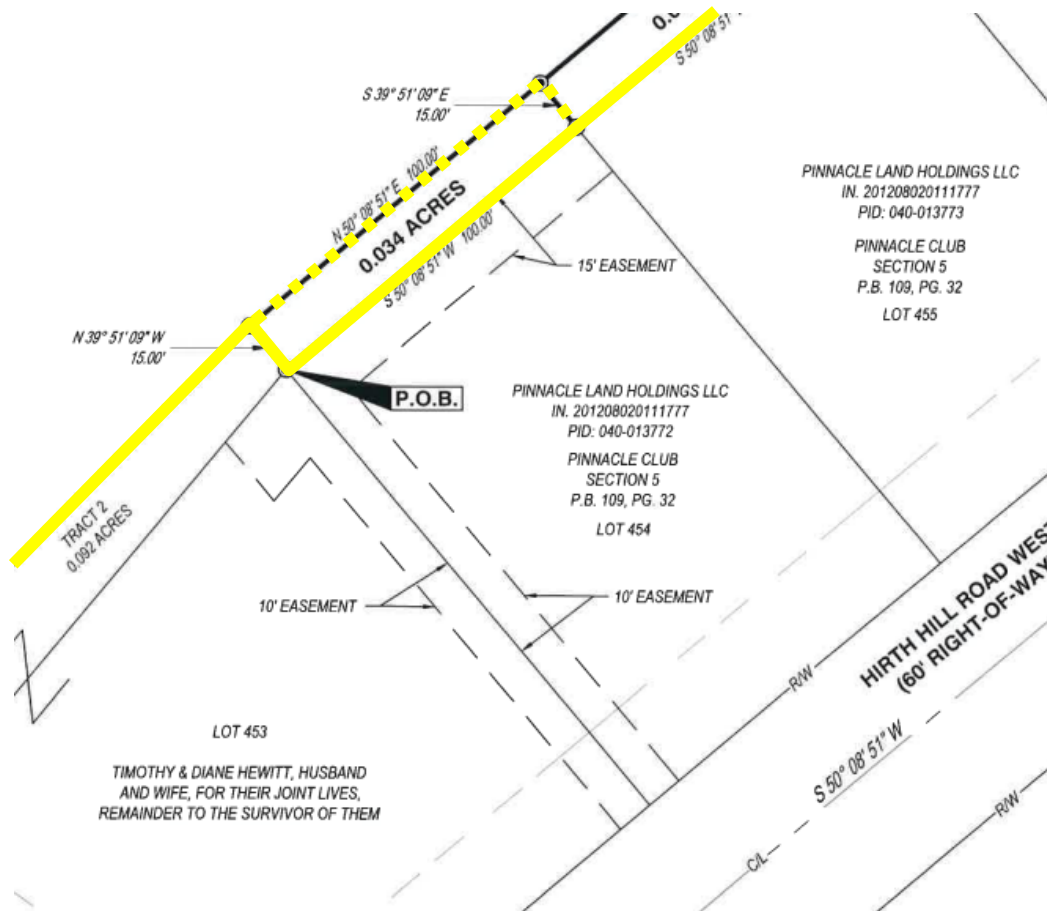
0 50 100 200 Feet



## 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 040-013772, 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 040-013772.

## 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.