

Sumter City-County Planning Commission

Staff Report

September 25, 2013

SV-13-08, Cimmaron Rd. (County)

I. THE REQUEST

Applicant: Rose Marie Cannon & Gwendolyn Jenkins

Status of the Applicant: Heirs to the Property

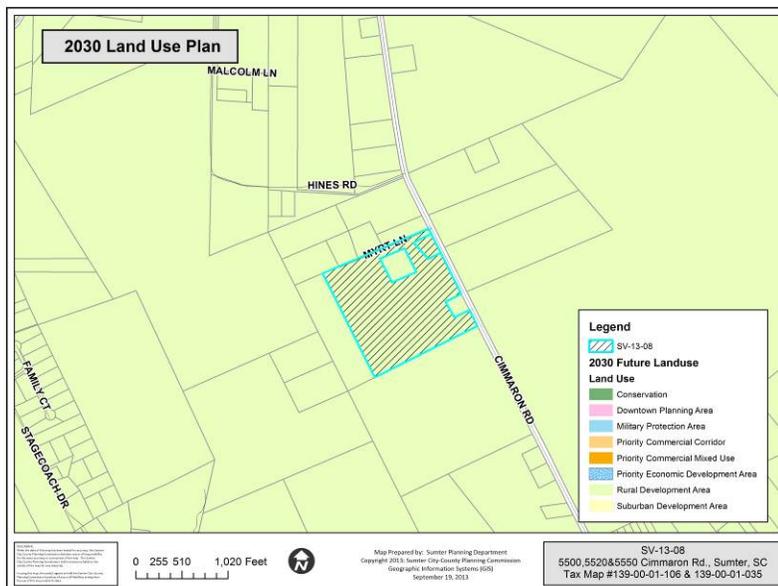
Request: A variance from Article 8.e.13, Section f, *depth of residential lots shall not be more than 2-1/2 times their width.*

Location: 5500, 5520, 5550 Cimmaron Rd.

Present Use/Zoning: Vacant / AC

Tax Map Number: 139-00-01-106 & 139-00-01-035

Adjacent Property Land Use and Zoning: North – Undeveloped / AC
South – Undeveloped / AC
East – Undeveloped / AC
West – Undeveloped / AC

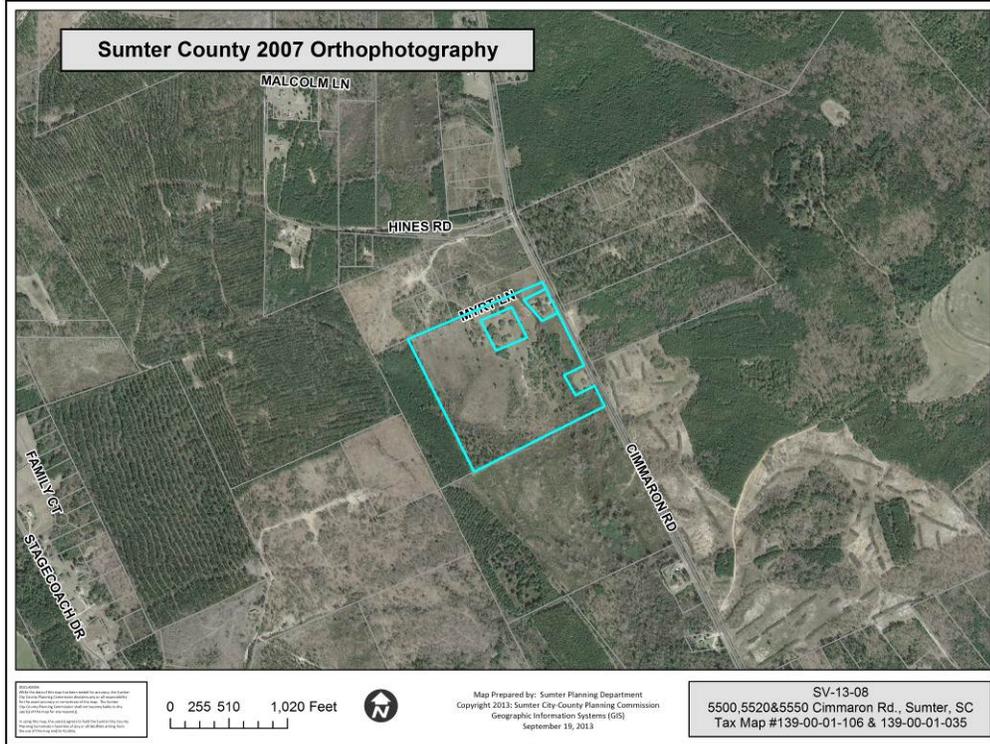


II. THE 2030 COMPREHENSIVE PLAN:

The 2030 Comprehensive Plan designates this parcel as Rural Development (RD). This district supports a development pattern of large lots (one acre or more) located on rural roads and private drives. Therefore, the applicant's request is compatible with the 2030 Comp Plan.

III. BACKGROUND

The property in question is a +/-36 acre parcel located on Cimmaron Rd.



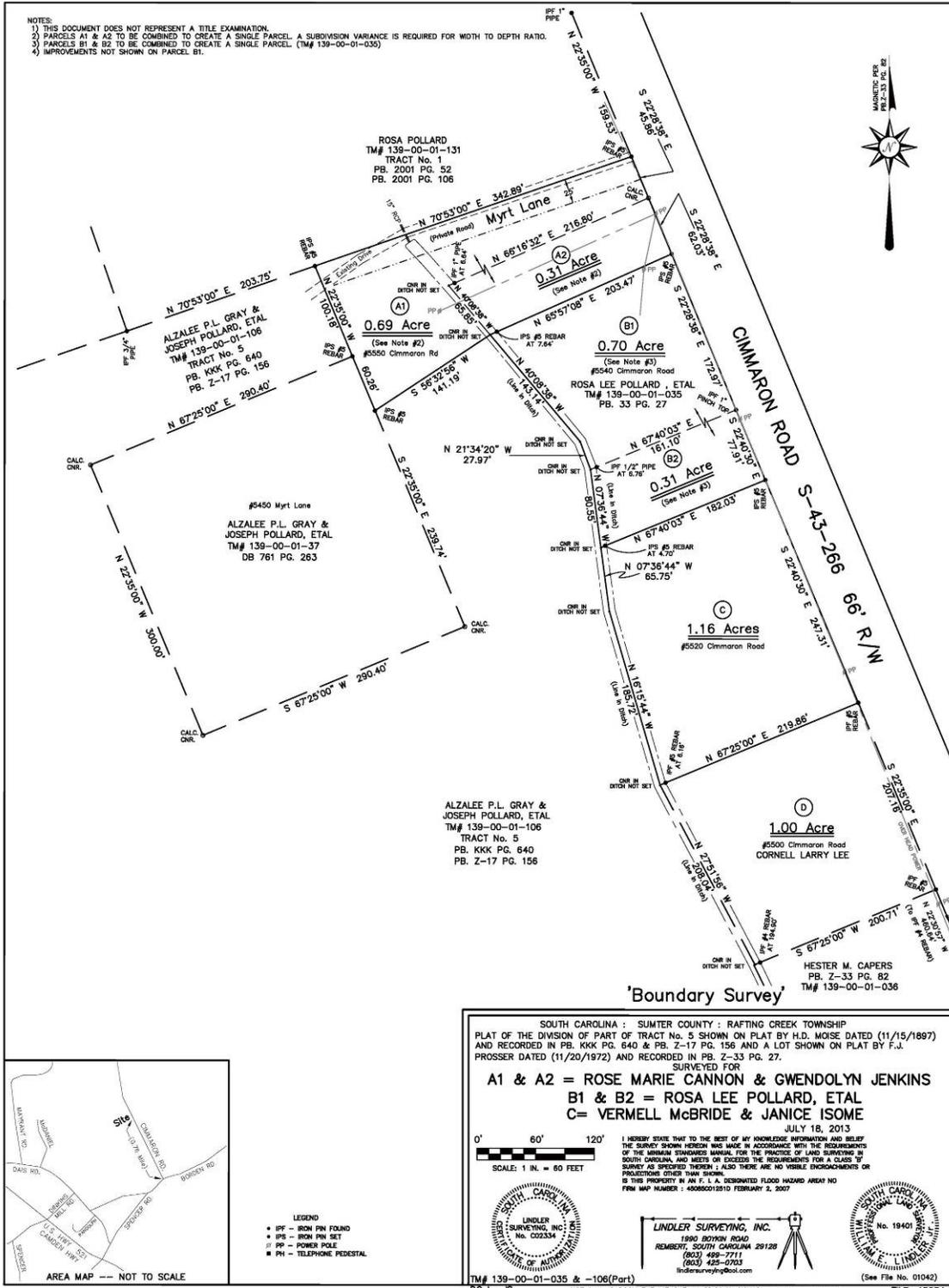
Above Left: The existing house at 5450 Myrt Lane, which is on its own separate parcel. The proposed division leaves access to this home via Myrt Lane.

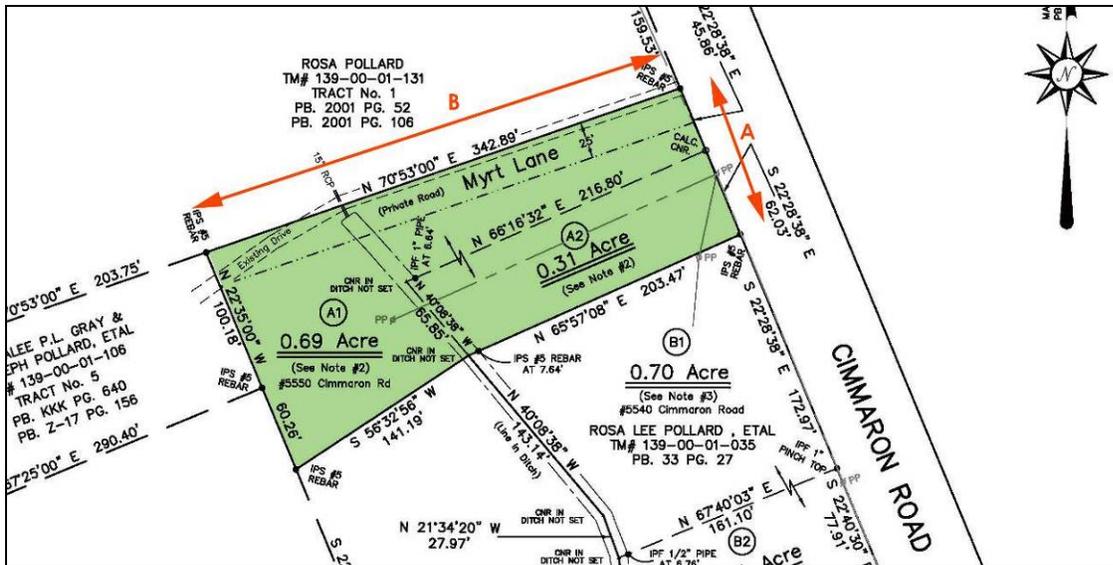
Above Right: The existing house at 5540 Cimmaron Rd.

Below: The vacant portion of the property, to become parcels C & D on the proposed plat.

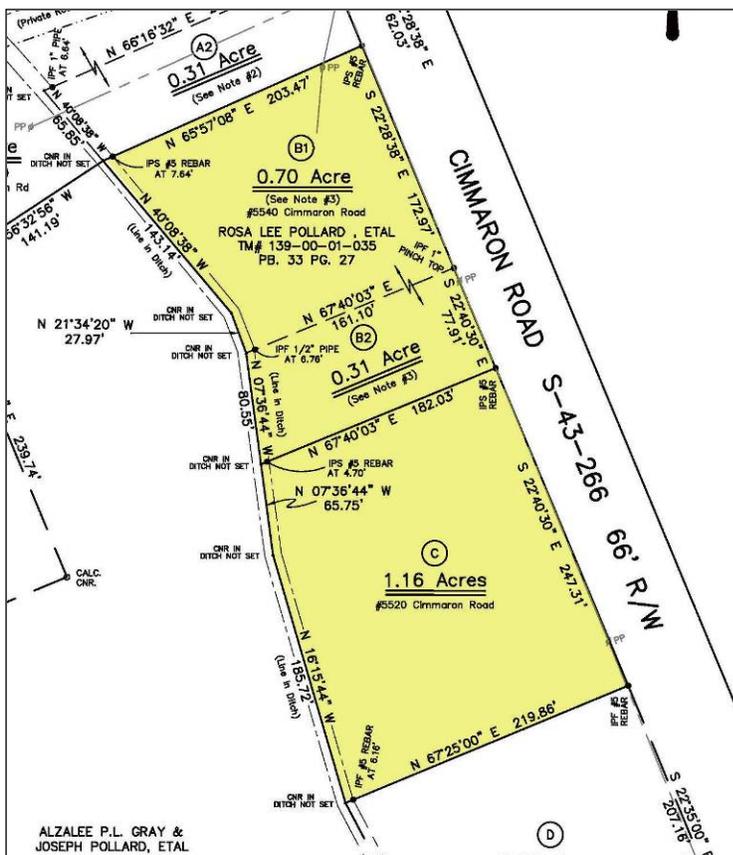


Below: The proposed plat if the variance is approved.





Above: Closer view of the proposed lots showing the width to depth issues. The frontage measurement of the parcel (A) is +/- 107.89 feet, and the averaged depth (B) is +/- 343.78 feet. The lot width to depth ratio is 1:2.5 or less by zoning ordinance regulations. This depth exceeds the permitted distance by +/- 74 feet.



Left: Lot B1/B2 and C (in yellow) do not meet the requirement of depth being no less than width of the parcel. The ordinance states that “*The depth of residential lots shall not be less than one nor more than 2-1/2 times their width.*” Therefore they also require a subdivision variance for lot width to depth. The line in this case was located to accommodate an existing ditch.

The applicant wishes to divide and reconfigure the property as shown in the diagram to create four new parcels, +/- 1.0, +/- 1.01, +/- 1.16 and +/- 1.0 acres respectively. The parcels labeled A1/A2, B1/B2 and C will require variances from the residential lot width to depth ratio requirements found in section 8.e.13.f of the Sumter County Zoning & Development Standards Ordinance. The proposed layout was necessary in order to leave access for the rear parcels via Myrt Lane and to accommodate existing parcels and residences on Cimmarron Rd., as well as the ditch line that is located at the rear of the properties.

The lot width to depth language in the ordinance is designed to prevent creation of “flag lots” and other methods of subdividing land that often create access issues. This subdivision is for the purposes of settling an estate. As with many rural properties there is always a challenge in dividing large property equally among heirs while accommodating existing structures, deep parcels and inadequate road frontage. The proposed layout is the most sensible for this purpose.

8.e.13 states:

f. Lots – Excessive lot depth in relation to lot width shall be avoided, and as a general rule, the depth of residential lots shall not be less than one nor more than 2-1/2 times their width; provided however, that the Planning Commission may grant exceptions to this in order to overcome specific disadvantages of topography or other site conditions.

V. STAFF RECOMMENDATION

The division of this parcel is to settle an estate equally among heirs while still accommodating access to existing parcels. Staff recommends approval of this request.

VI. PLANNING COMMISSION – SEPTEMBER 25, 2013

The Sumter City-County Planning Commission at its meeting on Wednesday, September 25, 2013 approved this request as presented.