



Proposal: Zone Change Application

Current Zone: OST

Proposed Zone: A-5

Acres: 15

Project location: AV-1365-J

Number of Lots: 1

Report prepared by Eldon Gibb, Planning Consultant with Shums Coda

The applicant is proposing to change the zoning from the current OST to a proposed A-5. The property is located at the intersection of 2200 east and 2200 South (AV-1365-J) and is 15 acres in size. The purpose for the zone change is to prepare to split the lot into 3 parcels that are 5 acres each.

The property is currently zoned OST. Surrounding zoning is OS to the north and south, RE-20 to the east and RE-5 to the west. The General Plan for this property is Residential Low 5+ Acres. The General Plan for the adjacent properties are also Residential Low 5+ Acres. The applicant is asking to change the zone from OST to AG-5 which is not in line with the General Plan map; however, the proposal would create larger lot sizes and help preserve the agricultural and historic heritage of Apple Valley.

If approved, this property would have Residential uses to the east and west. Furthermore, the general plan shows residential uses to the north and south of this property. When considering this Zone Change, the town may want to keep the permit uses in mind for the RE Zones [RE-Zone permitted uses](#) (10.10.050 which is identified in the general plan) and the A-5 zone [A-5 permitted uses](#) (10.10.020 which is being proposed) to ensure the land continues to be used in a way that is in line with the long-term vision of the town.