

APPLE VALLEY PLANNING DEPARTMENT

ZONING CHANGE REVIEW

PARCEL ID: AV-1330-D-1

PLANNING COMMISSION SCHEDULED MEETING DATE: November 2nd 2022

TOWN COUNCIL SCHEDULED MEETING DATE: November 16th 2022

PROPERTY OWNER: Widner, Caren M.

AGENT: NONE

ACRES: 10 Acres

CURRENT ZONE: OST (Open Space Transition) **PROPOSED ZONE:** A-10 (Agricultural 10 Acres)

GENERAL PLAN ZONE: R2-Residential Medium: 1-5 Acres

COMMENTS: Applicant has put in application with the stated purpose to change the property back to a previous zoning designation of agricultural. This property consists of 10.00 acres that is undeveloped and is currently zoned OST. It is bordered by A-20 properties to the North, OST Property to the East, A-10 Property to the South, and RE-1 Properties to the West. The properties to the south and east are currently undeveloped, the properties to the north and west are developed with single family residences. Application was submitted to the Joint Utility Committee and did not receive any feedback.

The following is based upon the property location and other facts:

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;
 - The General plan shows this property as a medium density residential. A zone change to A-10 is not necessarily medium density (medium density is considered 1-5 acres).
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
 - Property is bordered by private residences on the north and west and vacant land to the south and east. Applicant has not stated whether there are any plans to build a residence on this property or if the property will solely be used for agricultural purposes. Property seems to match surrounding development.
3. The extent to which the proposed amendment may adversely affect adjacent property; and
 - There appears to be no negative affect to neighboring properties cause by this zone change.
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.
 - Applicant has not provided any proof of utilities. However it does have access to a main road. Utilities may be something that could be addressed at the time of the building permit. Joint Utility Committee did not have any negative response to this application.

Example of a motion to Approve this application:

I make the motion we recommend approval to the Town Council for the zoning change for AV-1330-D-1 from OST to A-10 based on the information presented in the staff report.

Example of a motion to Deny this application

I make the motion we recommend denial to the Town Council for the zoning change for AV-1330-D-1 from OST to A-10 for the following reasons:[list reasons]

Example to approve with conditions:

I make the motion we recommend approval to the Town Council for the zoning change for AV-1330-D-1 from OST to A-10 with the following conditions. [list conditions]

Current Zoning

Apple Valley Zoning Districts



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Washington County Parcels
Future Annexation Boundary

A-20 - Agricultural > 20 Acres
OSC - Open Space Conservation

RE-1 - Rural Estate 1
Town Boundary

Zoning Districts

A-10 - Agricultural > 10 Acres

OST - Open Space Transition

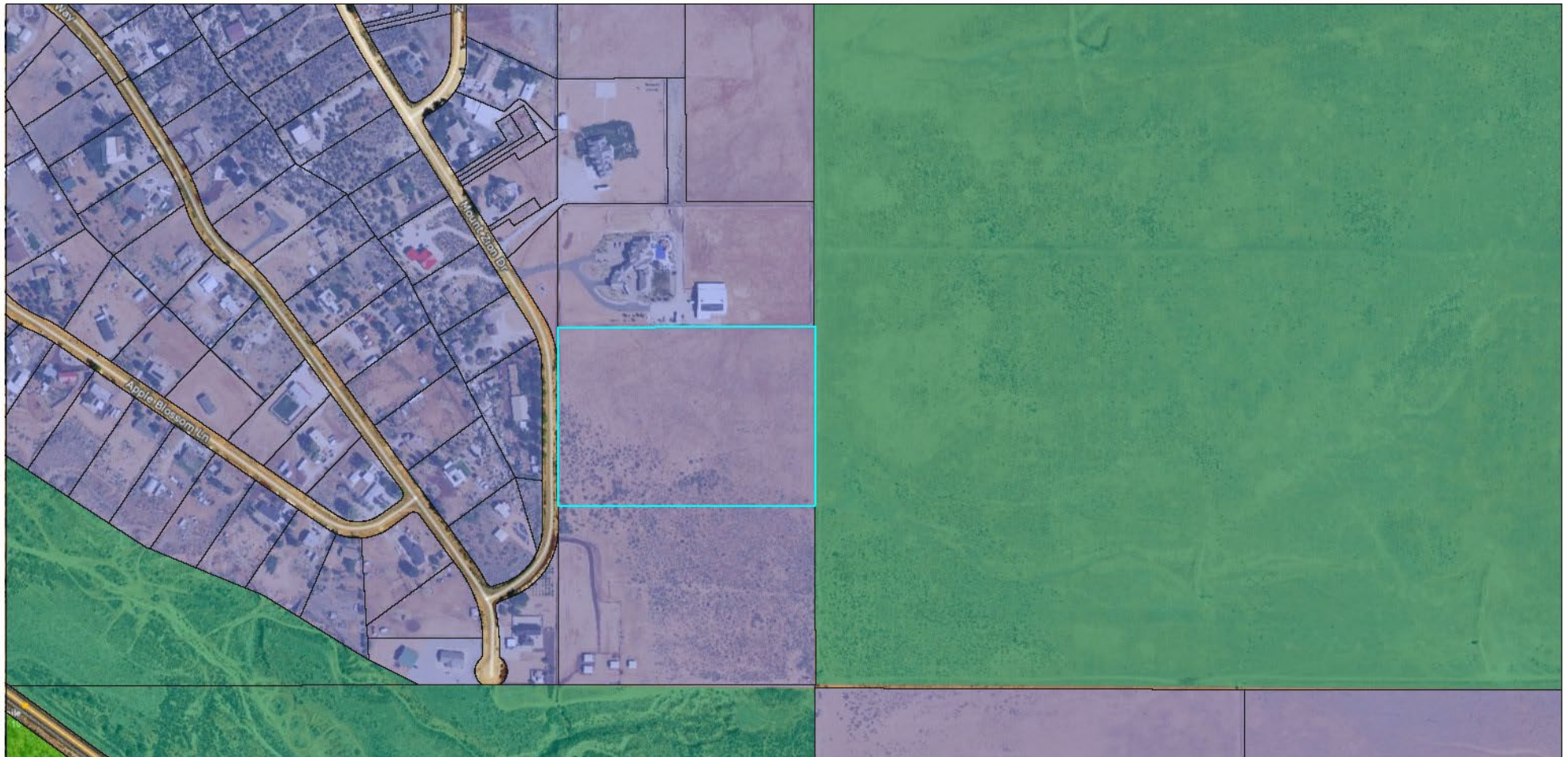
1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

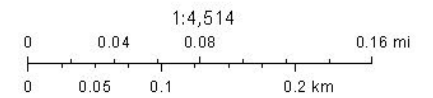
General Plan

Apple Valley Zoning Districts

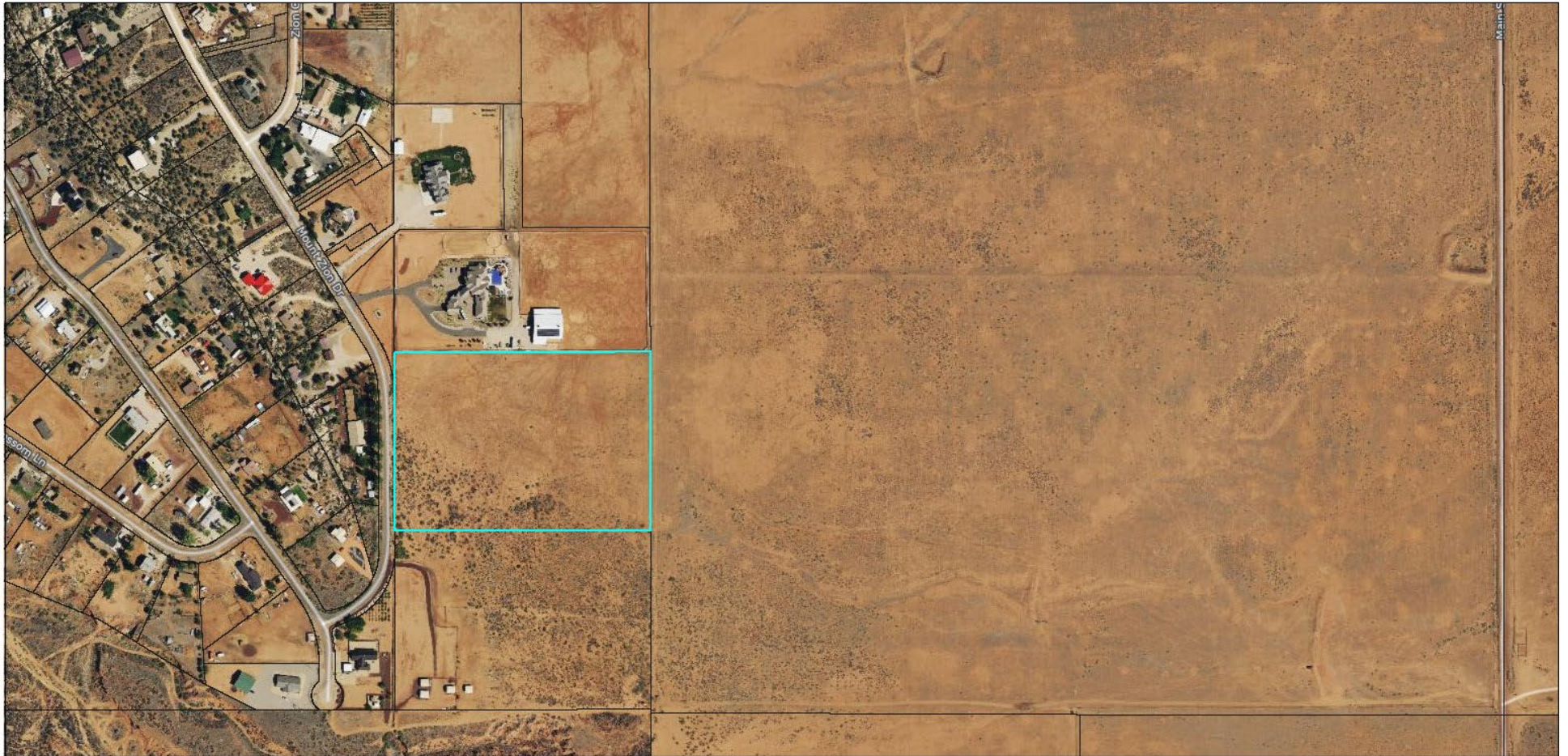


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|---------------------------|--------------------------------------|
| Washington County Parcels | R2 - Residential Medium: 1 - 5 Acres |
| General Plan | Future Annexation Boundary |
| A - Agricultural | Town Boundry |
| OS - Open Space | |



Apple Valley Zoning Districts



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 Washington County Parcels

