



Proposal: Zone Change

Current Zone: OST

Proposed Zone: AG-10

Acres: 80.24

Project location: AV-1354-B

Number of Lots: 1

Report prepared by Eldon Gibb, Planning Consultant with Shums Coda

On the Zone Change application, the applicant identified the proposed zone change for parcel AV-1354-B. I confirmed this parcel has a total acreage of 80.24 as identified in the application; however, on the third page of the application, the applicant highlighted parcel AV-1354-B-1 which I verified has a total acreage of 20. Both of these parcels have the same zoning designation of OST and a general plan designation as agricultural but this should be clarified as to which property the applicant intends to pursue the proposed zone change for.

Regarding parcel AV-1354-B, The applicant is proposing to change the zoning from the OST to a proposed AG-10. As stated above, there is a conflict for which the applicant identified and should be clarified. Regarding parcel AV-1354-B, this parcel is located off of and fronts south Main street. As stated in the application, the purpose for the zone change is to prepare for a lot-split.

The property (AV-1354-B) is currently zoned OST. Surrounding zoning is Agricultural to the north, OST and Agricultural to the east, Agricultural to the south and Open Space Transition to the west. The General Plan for this property is Agricultural. The applicant is asking to change the zone from OST to AG-10 which is in line with the General Plan map.

When looking at Section 2 of the General Plan, it is apparent that this zone change is in line with section 2.3 - Major Land Use Themes - as this proposal would require lots to be 10 acres in size or larger. Furthermore, in section 2.4 - Land Use Goals it is stated as a goal, "Maintain the small-town, rural feel of Apple Valley". It appears this zone change application is in line with the intent of the General as it would create large lot sizes and help preserve the agricultural and historic heritage of Apple Valley.

Access to the property (AV-1354-B) is available as the property fronts Main Street. If approved, the applicant would be required to abide by the A-10 zoning regulations as found in the town code.