



Shums Coda Associates

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Proposal: Zone Change

Current Zone: OST

Proposed Zone: AG-5

Acres: 5.01

Project location: AV-1354-D-1

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 AG-5. The property is located at approximately 421 South Coyote Road (AV-1354-D-1) and is 5.01 acres in size. As stated in the application the purpose for the zone change is to build a single family residence.

The property is currently zoned OST. Surrounding zoning is RE-5 to the north, A-10 to the east, OST to the south and A-5 to the west. The General Plan for this property is Agricultural. The applicant is asking to change the zone from OST to AG-5 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 5 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 larger lot sizes and help preserve the agricultural and historic heritage of Apple Valley. Access to the property is off of Coyote Road which this property fronts.