



Proposal: Zone Change

Current Zone: OST

Proposed Zone: A-20 (Agricultural)

Acres: 60

Project location: AV-1361-B, AV-1361-C

Number of Lots: 2

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The applicant is proposing to change the zoning from the current OST to a proposed A-20. Surrounding zoning is OSC, RE-20 and OST. The General Plan for the proposed property is Residential Low: 5+ acres.

The purpose for the zone change is to prepare the land for a lot-split and future development of a few more homes. The property is located North and East of Ranch Rd. The proposal identifies access to the parcels with a 12' foot wide private drive. This drive should meet all fire code requirements (width, designated turnarounds and slope percentage) in addition to what is recommended by the geotechnical survey. The zone change application identifies parcels AV-1361-B and AV-1361-C; however, looking at the application and in conjunction with the county maps, it appears the zone change involves AV-1361-E rather than AV-1361-C.

Parcel AV-1361-C is identified in the application as the north piece containing 19.89 acres; however, it appears to be identified on the County maps as already having its own parcel number of AV-1361-E. With this parcel being 19.89 acres, the town may want this parcel to be a minimum of 20 acres so that it matches the proposed zone change of A-20.

Parcel AV-1361-B is 40 acres in size. The application shows this parcel being divided into two lots. If this lot is divided, it should be divided equally so the future lots are 20 acres in size and in line with the proposed zone change of A-20.

Other than these few items mentioned above, it is apparent that this zone change is in line with the Town's Land Use Goals as the proposal appears to maintain the small-town, rural feel of Apple Valley. If approved, this zone change would create larger lot sizes (minimum of 20 acres) and help preserve the agricultural and historic heritage of Apple Valley.

The application is also requesting Conditional Use Permit for three rentals (one rental on each

lot). The applicant does not specify if these rentals are intended to be a commercial short term / nightly rental or if they will be utilized as a long term single family residential home. This should be clarified so there is no confusion moving forward.