

**APPLE VALLEY PLANNING DEPARTMENT
ZONING CHANGE REVIEW**

PARCEL ID: AV-1329

PLANNING COMMISSION SCHEDULED MEETING DATE: 1/20/22

TOWN COUNCIL SCHEDULED MEETING DATE: _____

PROPERTY OWNER: TLW Investments LLC Verified by: ☐ County Records ☒ Warranty Deed

AGENT: Alliance Consultants Verified by ☒ Supplied Affidavit ☐ Unable to verify

ACRES IN TAX ID: 157.75

ACRES IN APPLICATION: 157.75

CURRENT ZONE: Open Space Transitional (OST) **PROPOSED ZONE:** Rural Estates 1 Acre lots (RE-1)

ADJACENT ZONES: Agricultural (AG), Open Space Transition (OST), Open Space Conservation (OSC)

GENERAL PLAN ZONE: Residential Medium Density 1-5 Acre Lots.

COMMENTS: The ownership problems we brought out in the last planning commission meeting has all been addressed except the fact that current and previous owner of this and adjacent properties have done multiple lot splits that did not go through the Apple Valley Town legal process to subdivide these properties (including this parcel), and we are therefore under no obligation to even consider this application. They should be required to go back and make those lots splits legal, before we consider this application, however the following is our comments on this application.

The Town Master Road plan shows a mid valley proposed collector road, which is adjacent to this property to the east. The main connection point to this property should be from Main Street. The applicant would also be required to provide for a secondary access to Main Street in order to be able to develop this property.

The following is our report 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;

ANSWER: This application does meet the General Plan as it shows Medium Density which is 1–5-acre lots

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

ANSWER: No, it is not harmonious with the immediate adjacent properties to the east, which all average over 10 acres each and zoned agricultural, so agricultural 5 acre lots, or Rural Estate 5 Acre lots would be more harmonious with the adjacent properties.

3. The extent to which the proposed amendment may adversely affect adjacent property; and

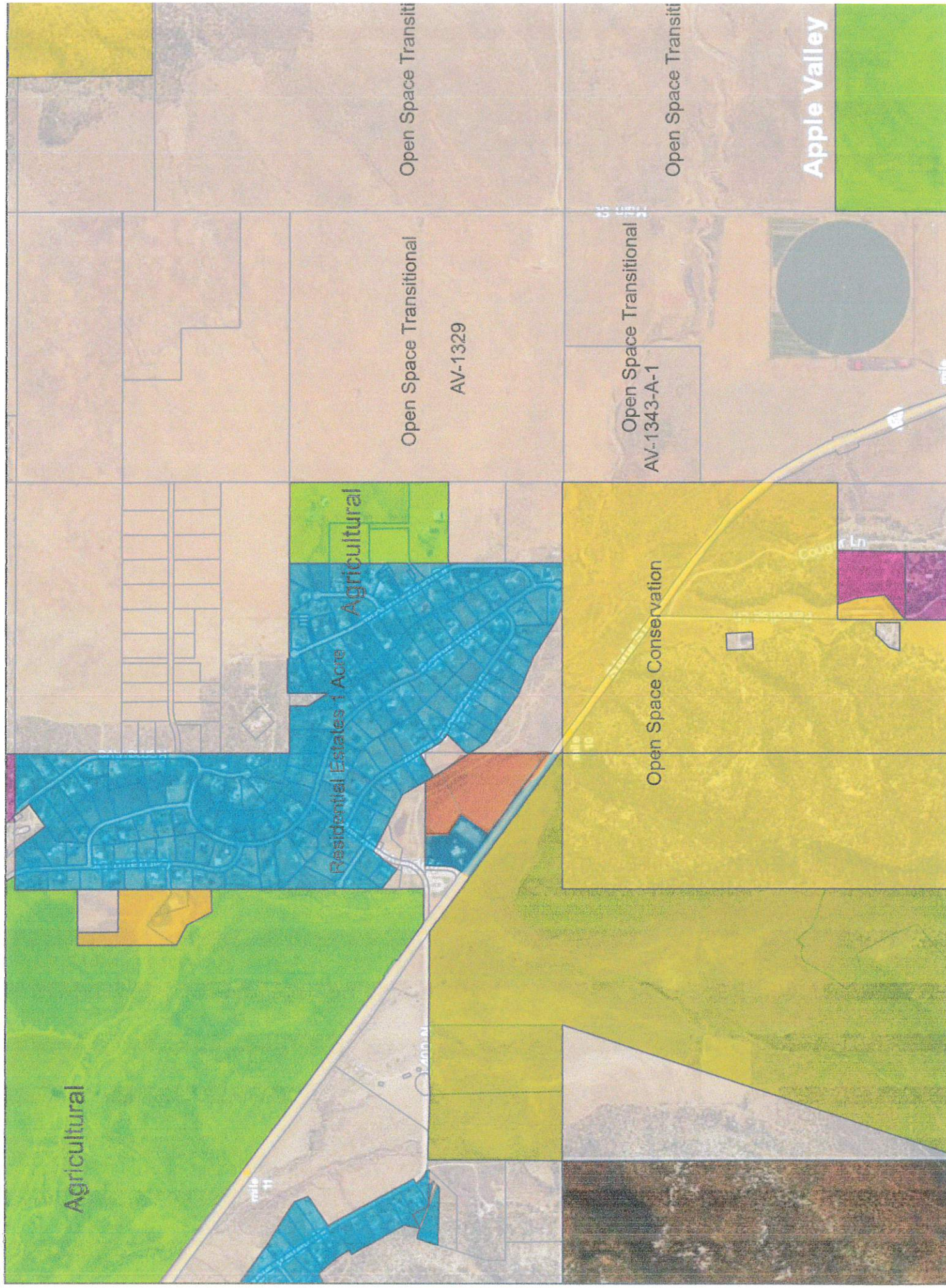
ANSWER: Bringing this high of a density immediately next to low density agricultural property could adversely affect the adjacent property owners.

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.

ANSWER: There is road access from Main Street to this property, however there is no other access or connection to any other roads to this property at this time, as mentioned above. There are also serious questions about the Town's ability to provide adequate services such as water and sewer to service the property

NOT SUPPLIED BY APPLICANT

AV-1329 & AV-1343-A-1 Current Zoning



NOT SUPPLIED BY APPLICANT
AV-1329 & AV-1343-A-1 GENERAL PLAN



11/25/2021, 9:04:21 PM

General Plan

R-1/2 Acre

C-Commercial

R-MED

R-1 Acre

Washington County Parcels