



Proposal: Zone Change

Current Zone: RE-10

Proposed Zone: AG-5

Acres: 20

Project location: AV-1311-V

Number of Lots: 1

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The applicant is proposing to change the zoning from the current RE-10 to a proposed AG-5. The property is located at the intersection of North Gooseberry Way and East Smithsonian Way (AV-1311-V) and is 20 acres in size. As stated in the application the purpose for the zone change is to prepare for a lot-split.

The property is currently zoned RE-10. Surrounding zoning is RE-10 to the north, RE-1 to the east, south and Open Space Transition (OST) to the west. The General Plan for this property is Residential Low 5+ Acres. The applicant is asking to change the zone from RE-10 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 available with Gooseberry Way/ Smithsonian Way and Purple Sage Rd being options to provide access to the property.