



Proposal: Zone Change

Current Zone: A-X

Proposed Zone: A-5

Acres: 61.78

Project location: AV-1328-A

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 A-X to a proposed A-5. The property is located at the east end of Daybreak Mesa Drive (AV-1328-A) and is 61.78 acres in size. The purpose for the zone change is to prepare for a future subdivision of the land so that each lot is a minimum of 5 acres in size.

The property is currently zoned A-X. Surrounding zoning is A-X to the north, RE-5 to the east, OST to the south and east along with RE-2.5 to the west. The General Plan for this property is Agricultural. The applicant is asking to change the zone from A-X to A-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 from Daybreak Mesa Drive. The town should begin planning stubbed roadways for right of way connectivity to main street along with adjacent properties to the north and south. It appears this zone change application is harmonious with the overall character of existing development in the vicinity of the subject property.