

**APPLE VALLEY PLANNING DEPARTMENT
ZONING CHANGE REVIEW**

PARCEL ID: AV-1343-A-1

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: 40 **ACRES IN APPLICATION:** 40

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

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

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

COMMENTS: All application problems we brought out at our previous Planning Commission meeting, has been addressed.

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

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 meets the minimum suggested size on the General Plan, if minimum is what the town wants for this parcel.

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

ANSWER: There is no development adjacent to this property but it is harmonious with the closest adjacent developments.

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

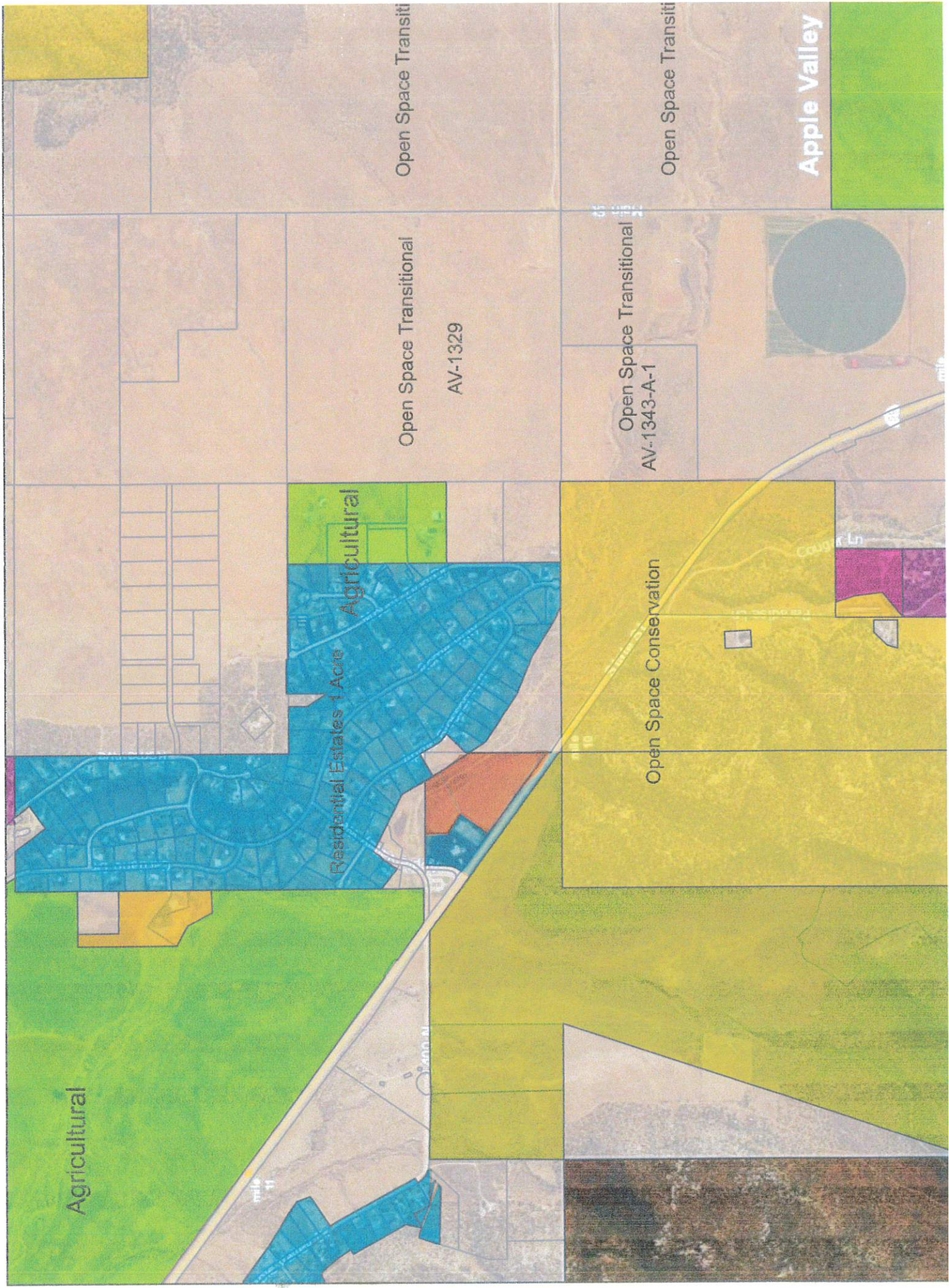
ANSWER: There is no development adjacent to this property so it does not adversely affect adjacent property owners.

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 no access to this property from any direction. There are also serious questions about the Town having adequate services to be able to service the property, especially since there are no street, water or sewer services anywhere close to this 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



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General Plan

R-1/2 Acre

C-Commercial

R-MED

R-1 Acre

Washington County Parcels