



Proposal: Zone Change

Current Zone: OST

Proposed Zone: A-5

Acres: 20

Project location: AV-1378-G

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 OST to a proposed A-5. The property is 20 acres in size. The purpose for the zone change is to prepare for a lot-split.

The property is currently zoned OST. Surrounding zoning is Agricultural to the north, east, south and OST to the west. The General Plan for this property Agricultural. The proposed Zone Change is in line with the General Plan 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 Plan as it would create larger lot sizes and help preserve the agricultural and historic heritage of Apple Valley. .

It appears access to the property is available from 1740 East. 1740 East does not appear to be a public road. Access easements may be needed for future development.