



Proposal: Zone Change

Current Zone: OST

Proposed Zone: RE-1.0

Acres: 2.05

Project location: AV-1334-V-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 OST to a proposed RE-1. The property is located off of Apple Blossom Ln (AV-1334-V-A) and is 2.05 acres in size. As stated in the application the purpose for the zone change is to split the parcel into 2 one-acre parcels so that two single family homes could be built at this location.

The property is currently zoned OST. Surrounding zoning is RE-1 to the north, east and south, and RV-Park to the west. The General Plan for this property is residential medium. The applicant is asking to change the zone from OST to RE-1 which is in line with the General Plan.

When looking at Section 2 of the General Plan, it appears that this zone change is in line with section 2.3 - Major Land Use Themes - as this proposal would require lots to be 1 acre 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 large lot sizes and help preserve the agricultural and historic heritage of Apple Valley.