



Shums Coda Associates

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Proposal: Zone Change

Current Zone: OST

Proposed Zone: AG-10

Acres: 19.91

Project location: AV-1365-I

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 AG-10. The property is located at the intersection of 1800 East and Red Hawk Rd (AV-1365-I). The parcel is just under 20 acres in size. As stated in the application the purpose for the zone change is to prepare for a lot split

Surrounding zoning is RE-1 to the north and west, Agricultural to the east and RE-5 to the south. The General Plan for this property is Residential Low 5+ Acres. This Zone Change application 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. .

If this Zone Change is approved, development would need to be comply with the AG-10 Municipal Code requirements found in 10.10.020