



# TOWN OF APPLE VALLEY

## TOWN COUNCIL STAFF REPORT

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**To:** Honorable Mayor and Town Council      **Date:** April 14, 2015

**From:** Lori Lamson, Assistant Town Manager      **Item No:** 6

**Subject:** INITIATION OF A GENERAL PLAN AMENDMENT AND ZONE CHANGE TO MODIFY THE CURRENT LAND USE AND ZONING PERTAINING OF TWO (2) SITES (APNS 0440-085-06 AND 0440-085-13)

**T.M. Approval:** \_\_\_\_\_      **Budgeted Item:**  Yes  No  N/A

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### RECOMMENDED ACTION:

Move to initiate a General Plan Amendment and Zone Change and forward this project to the Planning Commission for their recommendation.

### SUMMARY:

Staff proposes to modify the General Plan and Land Use Map for two (2) parcels currently owned by the Town of Apple Valley. The first parcel is the northwesterly portion of Brewster Park and should be changed to a General Plan Land Use designation of Open Space (O-S) and a zoning designation of Open Space Recreation (OS-R). The second parcel is east of Brewster Park and should be changed to reflect a land use and zoning designation of Public Facilities (P-F).

### BACKGROUND:

The proposed General Plan Amendment and Zone Change will effect two (2) Town owned properties. The first parcel is Lot 87 of Tract No. 5436 that was merged together with Brewster Park. The site currently has a Land Use and Zoning designation of Residential Very Low Density (R-VLD). In order to facilitate future improvements on this site, the General Plan Land Use should be changed to Open Space (O-S) and the zoning should be changed to Open Space Recreation (OS-R), matching that of Brewster Park.

The second parcel (APN 0440-085-06) is a vacant, 19.54 acre lot located on the north side of Otoe Road, between Brewster Park and Navajo Road, within the Apple Valley Dry Lake. On February 24, 2015, the Council authorized the Town Manager to purchase this property through a tax lien sale by the County of San Bernardino. The property was purchased using Storm Water Drainage Impact Fees and will be used for the retention of storm water. The property currently has a General Plan Land Use and Zoning designation of Residential Very Low Density (R-VLD). The (P-F) Public Facilities designation would be appropriate for this parcel.

### FISCAL IMPACT:

Not Applicable