



TOWN OF APPLE VALLEY

TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** September 27, 2016

From: Lori Lamson, Assistant Town Manager **Item No:** 15

Subject: DISCUSSION REGARDING MODIFICATION TO THE DEVELOPMENT CODE REGULATION AS IT PERTAINS TO ALLOWING FLEXIBILITY TO SETBACKS WITHIN THE RANCHOS TRACT OVERLAY AREA

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

RECOMMENDED ACTION:

Discuss and provide direction to staff.

SUMMARY:

At the August 9, 2016 Town Council meeting, Council Member Cusack requested that this issue be agendaized for further discussion. The current regulations of the Development Code, Chapter 9.63 "Ranchos Residential Overlay District", establish various building setbacks consistent with previously recorded residential subdivision tract maps. The Ranchos tracts are the original neighborhoods of Apple Valley subdivided prior to incorporation. Currently, there is no flexibility in the setbacks and encroachments require the variance process. There are vacant lots in the Ranchos tracts that prove to be challenging to build due to the setbacks. Existing homes are not permitted to have additions, patio covers or architectural amenities that are typically enjoyed by other residential areas of the Town that may add character and value to a neighborhood. Flexibility in development standards for residential development in the Ranchos Tract will allow new development to be built with reasonable setbacks that are compatible with the surrounding neighborhood. It would also allow additions which could increase property values and improve the appearance of neighborhoods.

FISCAL IMPACT:

Not Applicable