



TOWN OF APPLE VALLEY

TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** June 26, 2012

From: Lori Lamson **Item No:** 6
Acting Director of Community Development

Subject: INITIATE A GENERAL PLAN AMENDMENT AND ZONE CHANGE TO MODIFY THE CURRENT LAND USE AND ZONING PERTAINING TO THE PUBLIC FACILITIES DESIGNATION OF THREE (3) SITES (APNS 3112-731-21, -22, 3087-351-23, 3087-351-08).

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

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 make corrections to the General Plan and Land Use Map pertaining to eliminating or adding the Public Facilities (P-F) land use designation to correctly reflect an existing public facility or eliminate the designation where public facilities no longer exist.

BACKGROUND:

The proposed General Plan Amendment and Zone Change would encompass the former headquarters for Mojave Water Agency (MWA), Apple Valley Ranchos Water Company's current location, and 13404 Navajo Road located south of the James Woody Park. These properties are either zoned Public Facilities and are now being sold, or were zoned Public Facilities in error, or need to be zoned Public Facilities based on the existing use. As a part of this discussion, consideration may be given to change MWA's new headquarters from General Commercial (C-G) to Public Facilities (P-F).

The (P-F) Public Facilities designation is appropriate for water agency sites because it is "intended to provide public facilities, including public schools, cultural institutions, government facilities, libraries, community centers, public hospitals, and public utilities." However, now that the MWA has vacated the Headquarters Road building, the P-F designation is no longer necessary and should be rezoned to C-G as is the surrounding area. Likewise, the Multi-Family Residential (R-M) land use designation for the Apple Valley Ranchos Water Company property is not appropriate and should be changed to the P-F land use designation, which reflects the actual land use activity.

Upon an inquiry by the property owner of 13404 Navajo Road, it was discovered that the property had been incorrectly zoned P-F, based on the fact the site is developed with a four (4)-plex. Therefore, staff would recommend this parcel be included to correct the error.

FISCAL IMPACT:

Not Applicable