

A.V. council recommends creating industrial ‘transition’ zone

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APPLE VALLEY *The Town Council has recommended that the Planning Commission modify the zoning of an area south of its designated industrial zone.

The recommendations, passed by the council 5-0 at Tuesday night’s meeting, would relax some of the building rules and create a sort of transitional zone for industry, Town Councilwoman Ginger Coleman said. Relaxing some of the zoning rules could help businesses in the area expand and hire more employees, she said.

“When our mayor (Peter Allen) stepped into the office he said his top priority is to bring jobs to the town,” she said. “The Town Council supports him in that.”

It will now be up to Planning Commission staff members to work out details of a plan that would modify regulations in an area bounded by Dale Evans Parkway on the west, Papago Road to the north, Dakota Road on the east and Waalew Road on the south.

The discussion for more flexibility in the area started two years ago. Reid Products, Inc., a manufacturer on Waalew Road that makes fasteners for the aerospace industry, wanted to expand using metal buildings. But town code prohibited the company from using any building material made of exposed metal, according to town documents.

Tuesday’s discussion among Town Council members included only businesses already established in the area, some of which have been there since before the town’s zoning rules were established. Coleman said the council would also consider relaxing the rules for new businesses coming into the area, if the issue comes before them.

Joseph W. Brady, owner of the commercial real estate firm The Bradco Companies, hailed the move. He said relaxing zoning regulations will help Apple Valley attract business when the economy recovers.

“The town is doing right now what it should be doing in an (economic) downturn,” Brady said. “And that’s to put itself in a position to come back strong when things get better.”