



Development and Infrastructure Services Department

**La Cholla Boulevard and Naranja Drive Northwest and Southwest
Major General Plan Amendments
Development Potential Fact Sheet**

Following is a comparison of the development that could occur under the existing General Plan Land Use Designation versus development that could occur under the proposed General Plan Land Use Designations.

EXISTING General Plan Land Use Designations

As shown in the table below, **a range of 124 to 319 dwelling units** could potentially be built under the existing General Plan Land Use designation of Rural Low Density Residential (RLDR), Low Density Residential (LDR), and Medium Density Residential (MDR).

In addition, **13.2 acres** are currently designated Neighborhood Commercial/Office (NCO) on the northwest corner of Lambert Lane and La Cholla Boulevard.

EXISTING General Plan Land Use Category	Density Range (dwelling units/acre)	Total Acres	Total Potential dwelling units - Low Estimate	Total Potential dwelling units - High Estimate
RLDR	0 - 0.3	11.2	1	4
LDR	0.4 - 1.2	84	34	101
MDR	2.1 - 5.0	43	90	215
TOTAL			124	319

PROPOSED General Plan Land Use Designations

As shown in the table below, **a range of 149 to 853 dwelling units** could potentially be built under the proposed General Plan land use designations.

In addition, there **40.9 acres** are proposed to be designated Neighborhood Commercial/Office (NCO) in areas with frontage on La Cholla Boulevard

PROPOSED General Plan Land Use Category	Density Range (dwelling units/acre)	Total Acres	Total Potential dwelling units - Low Estimate	Total Potential dwelling units - High Estimate
MDR	2.1 - 5.0	50.7	106	253
Flex & Core Areas	up to 500 units total according to applicant	67.4	1	500
TOTAL			107	753

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General Plan Land Use Category	Total Acres
EXISTING NCO	13.2
PROPOSED NCO	40.9

Legend:

RLDR = Rural Low Density Residential

LDR = Low Density Residential

MDR = Medium Density Residential

NCO = Neighborhood Commercial/Office

Flex & Core Areas = Development areas within the applicant's Master Planned Community (MPC) General Plan land use designation that would permit single-family residential, multi-family residential, neighborhood commercial, professional/medical offices, urgent care/clinic, and senior living/skilled nursing uses

Note that these numbers reflect potential dwelling units using the General Plan density ranges and do not necessarily reflect what the applicant intends to build.

To view entire General Plan, please go to: www.ovalleyaz.gov/generalplan

For questions or additional information, please contact Chad Daines, Principal Planner at 229-4896 or cdaines@ovalleyaz.gov