

Major General Plan Amendment Application Shannon Road South of Ironwood Ridge High School



The applicant proposes a 77-acre single-family residential development, with mix of Low Density Residential (0.4-1.2 dwelling units per acre) and Medium Density Residential (2.1-5.0 dwelling units per acre).

Project Number: OV1114-001

Applicant: Lazarus, Silvyn and Bangs, P.C.
Attn: Keri Silvyn, (520) 207-4464

Property Owner: Shannon Road Partners, LLC; Roberta J. and Dale G. Manning

Property Location: South of Ironwood Ridge High School on the east side of Shannon Road **Property Area:** 77 acres

Current General Plan Designations:

Rural Low Density Residential: *Single-family detached development ranging from 0.0 to 0.3 dwelling units per acre (144,000+ sq. ft. lots).*

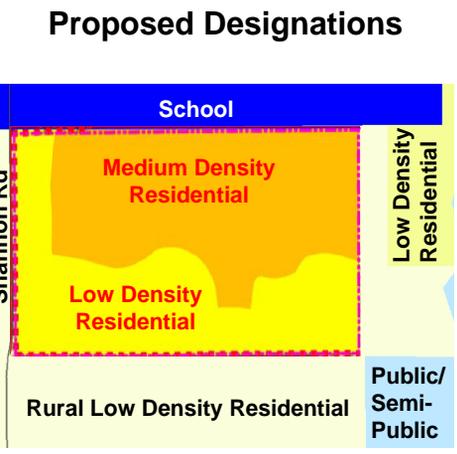
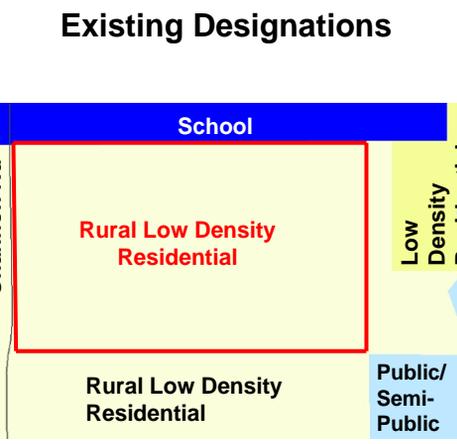
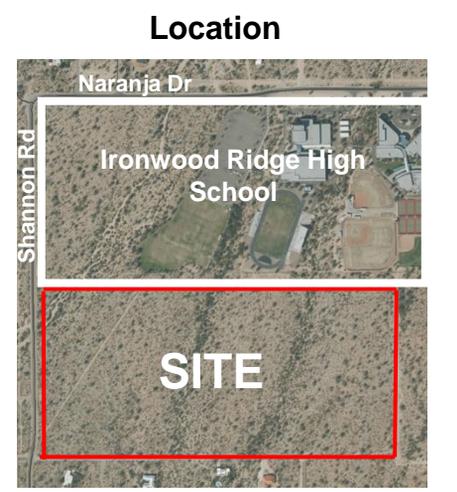
Significant Resource Area: *Areas that contain environmentally sensitive lands.*

Proposed General Plan Designations:

Low Density Residential: *Single-family detached development ranging from 0.4 to 1.2 dwelling units per acre (36,000 to 109,000 sq. ft. lots). Development should permit retention of an open character.*

Medium Density Residential: *Single-family detached, townhouse or patio home development ranging from 2.1 to 5.0 dwelling units per acre (9,000 to 21,000 sq. ft. lots). These areas should be located close to schools, shopping and employment.*

Urban Services Boundary: *Modify boundary to encompass the property*



For additional information contact:
Development and Infrastructure Services
Matt Michels, Senior Planner
11000 N La Cañada Drive Oro Valley, Arizona 85737
(520) 229-4822 mmichels@orovalleyaz.gov
www.orovalleyaz.gov/generalplan/amendments