



Development and Infrastructure Services Department

**Shannon Road south of Ironwood Ridge High School
Major General Plan Amendment
Development Potential Fact Sheet
UPDATED AUGUST 22, 2014**

Following is a comparison of the number of homes that could potentially be built under the existing General Plan Land Use Designation versus the number of homes that could be built under the proposed General Plan Land Use Designations.

EXISTING General Plan Land Use Designation

As shown in the table below, **1 to 23 homes** could potentially be built under the existing General Plan Land Use designation of Rural Low Density Residential (RLDR), which has a density range of 0 to .3 homes per acre.

PROPOSED General Plan Land Use Designations

As shown in the table below, **a range of 103-256** homes could potentially be built under the proposed designations of Low Density Residential (LDR; 0.4 to 1.2 homes/acre) and Medium Density Residential (MDR; 2.1 to 5 homes/acre).

	General Plan Land Use Category	Density Range (homes/acre)	Total Acres	Total Potential Homes
EXISTING	RLDR	0 – 0.3	77	1 to 23
PROPOSED	LDR	0.4 – 1.2	33.7	13 to 40
	MDR	2.1 – 5.0	43.3	90 to 216
TOTAL PROPOSED	LDR & MDR		77	103 to 256

RLDR = Rural Low Density Residential
LDR = Low Density Residential
MDR = Medium Density Residential

Note that these numbers reflect potential homes 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.orovalleyaz.gov/generalplan

For questions or additional information, please contact Matt Michels, Senior Planner at 229-4822 or mmichels@orovalleyaz.gov

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Caring for our heritage, our community, our future.

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