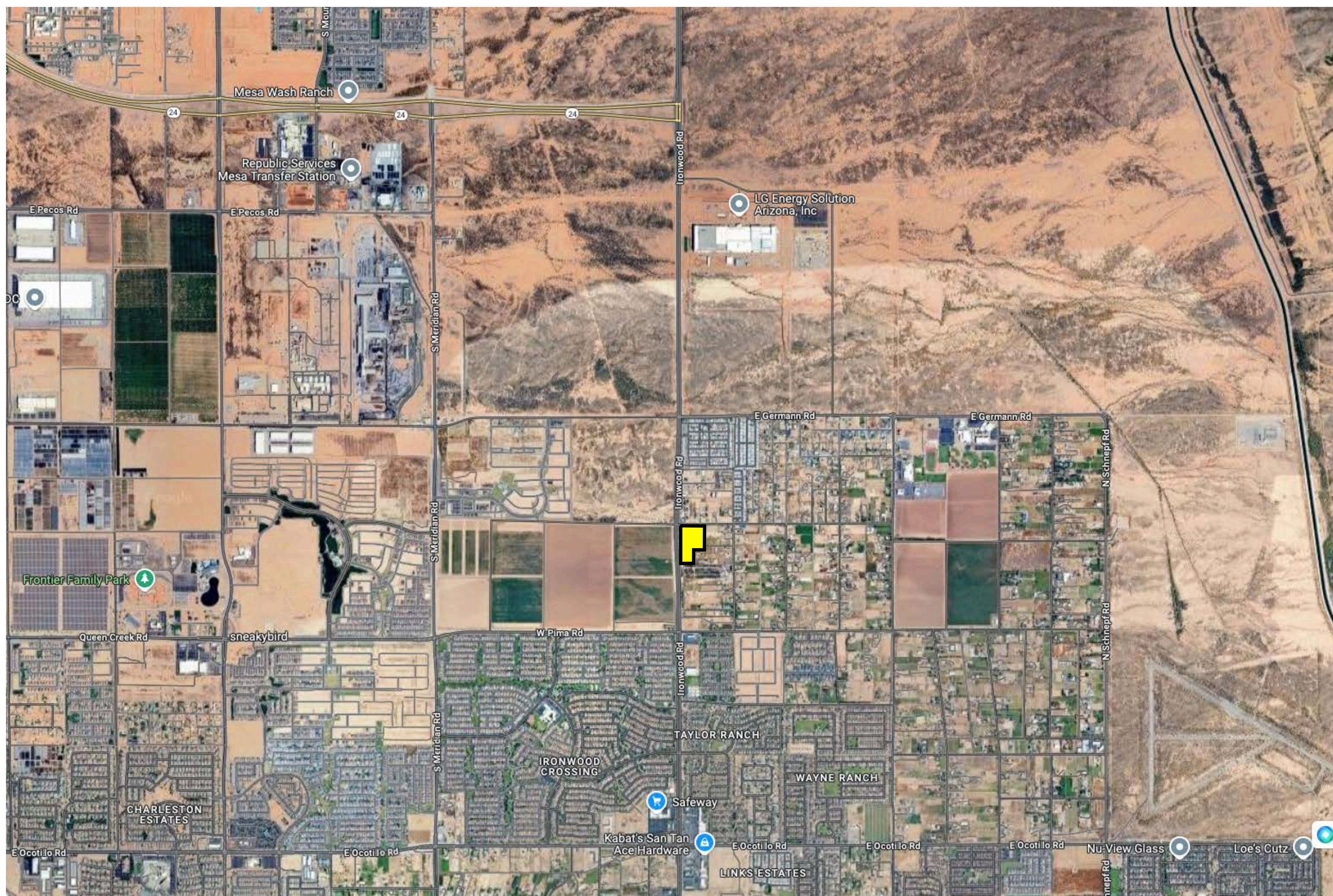


Ranch & Ironwood

Rezone and Special Use Permit

July 17, 2025
Planning Commission



Specific Plan

C-2

Med
Res

R1-5 Urban
Development









OrthoArizona



Request Planning Commission's Recommendation for Approval.

Specific Plan

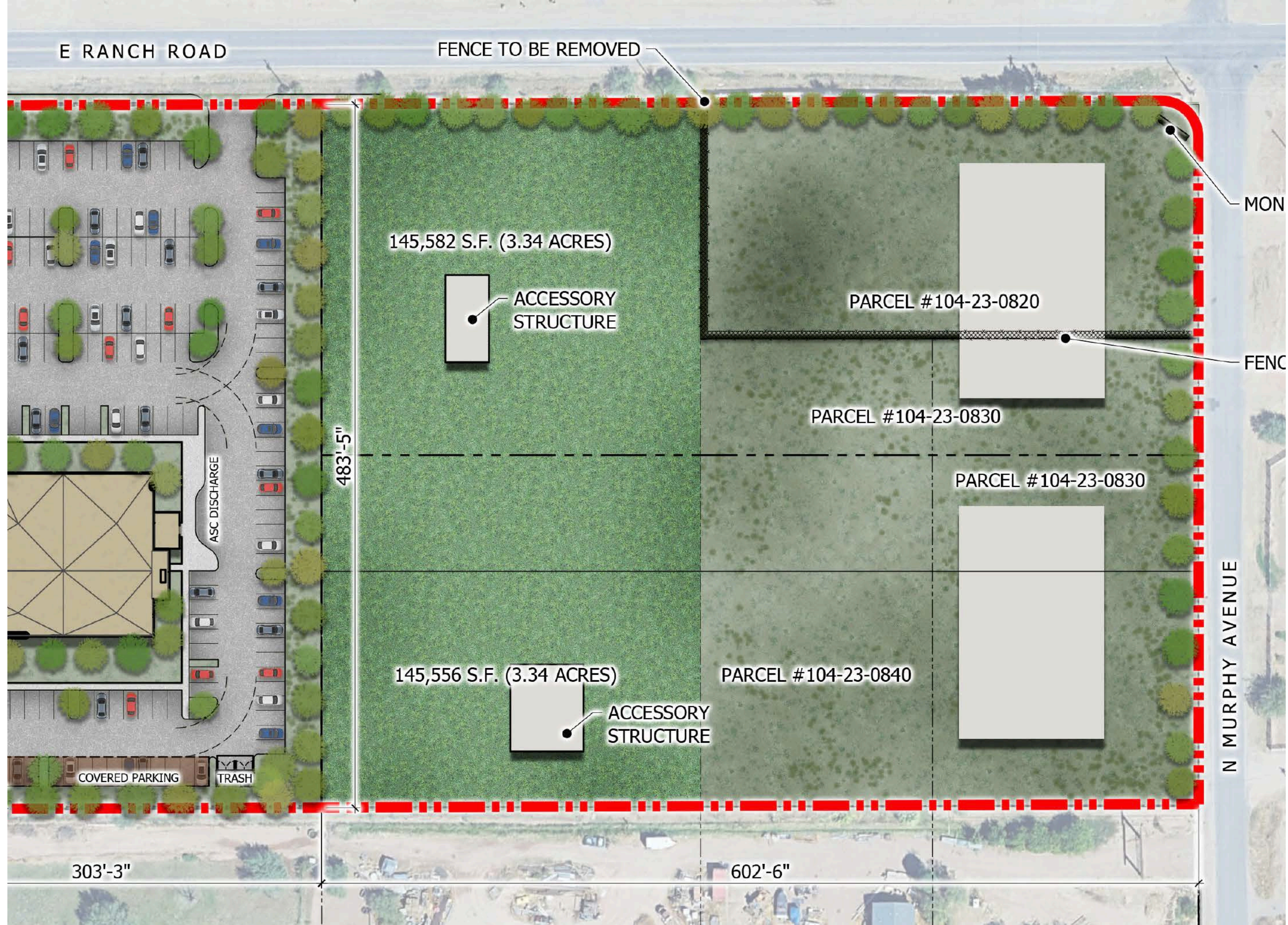
C-2

Med
Res

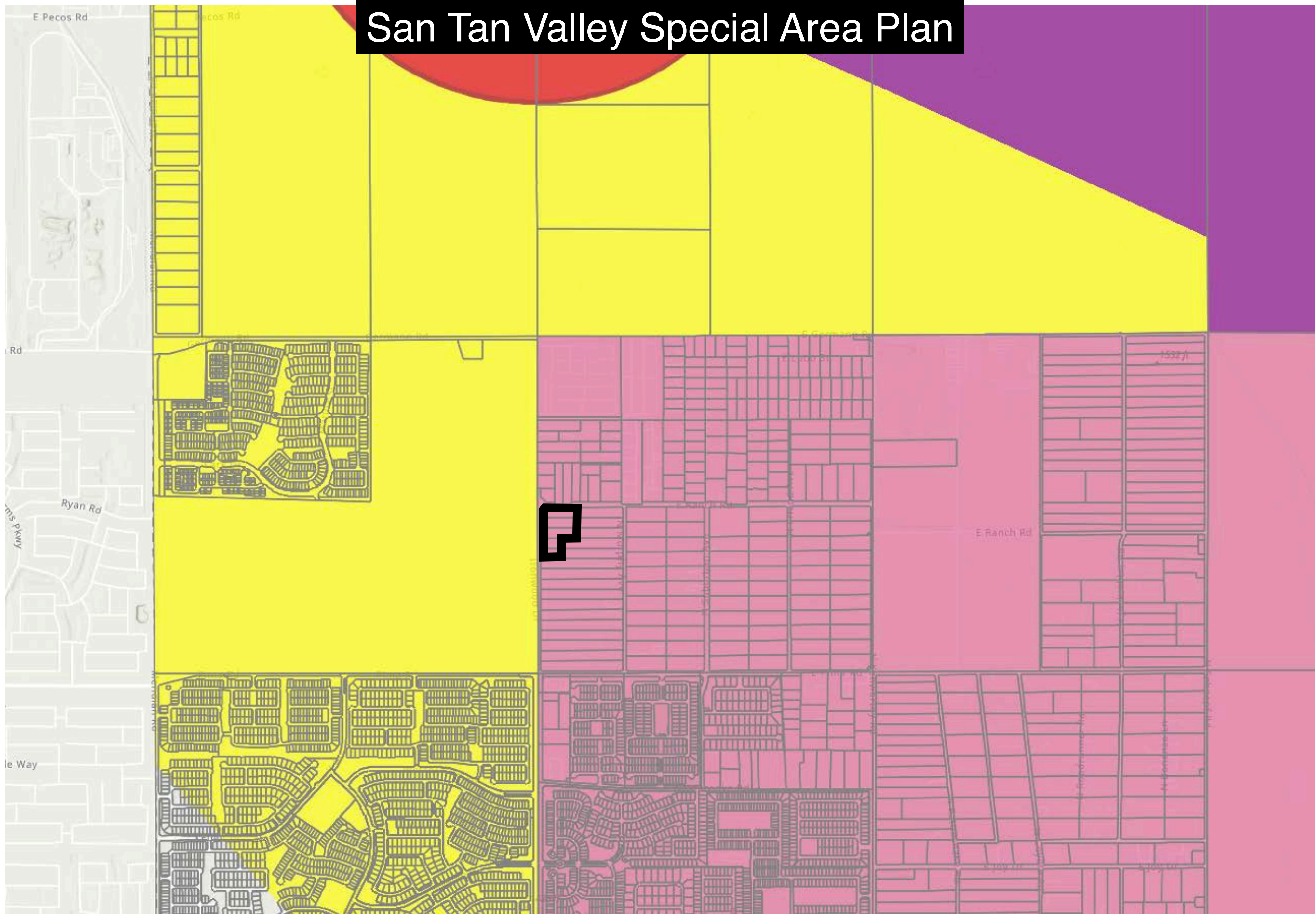
R1-5 Urban
Development



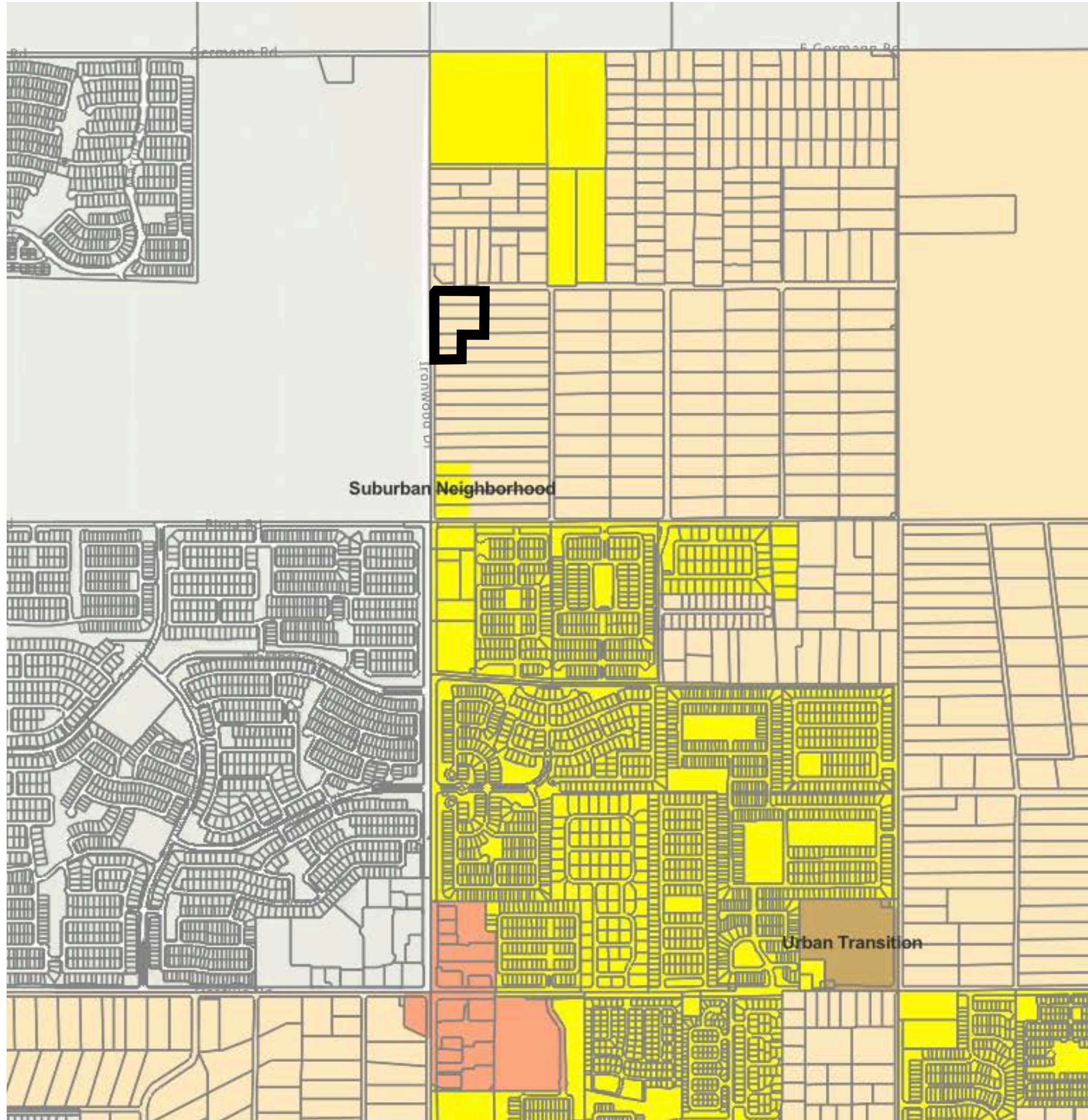
18



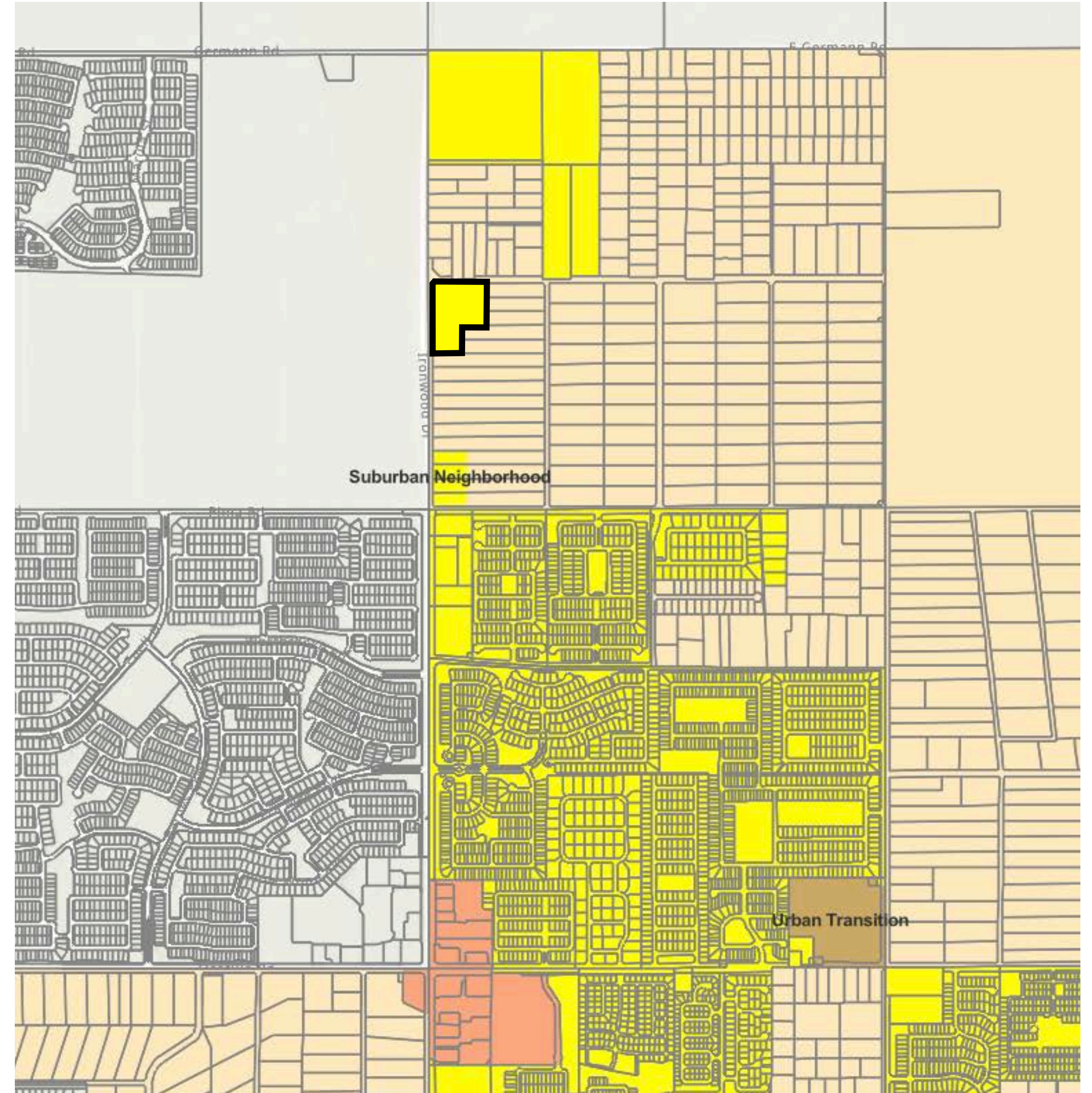
San Tan Valley Special Area Plan



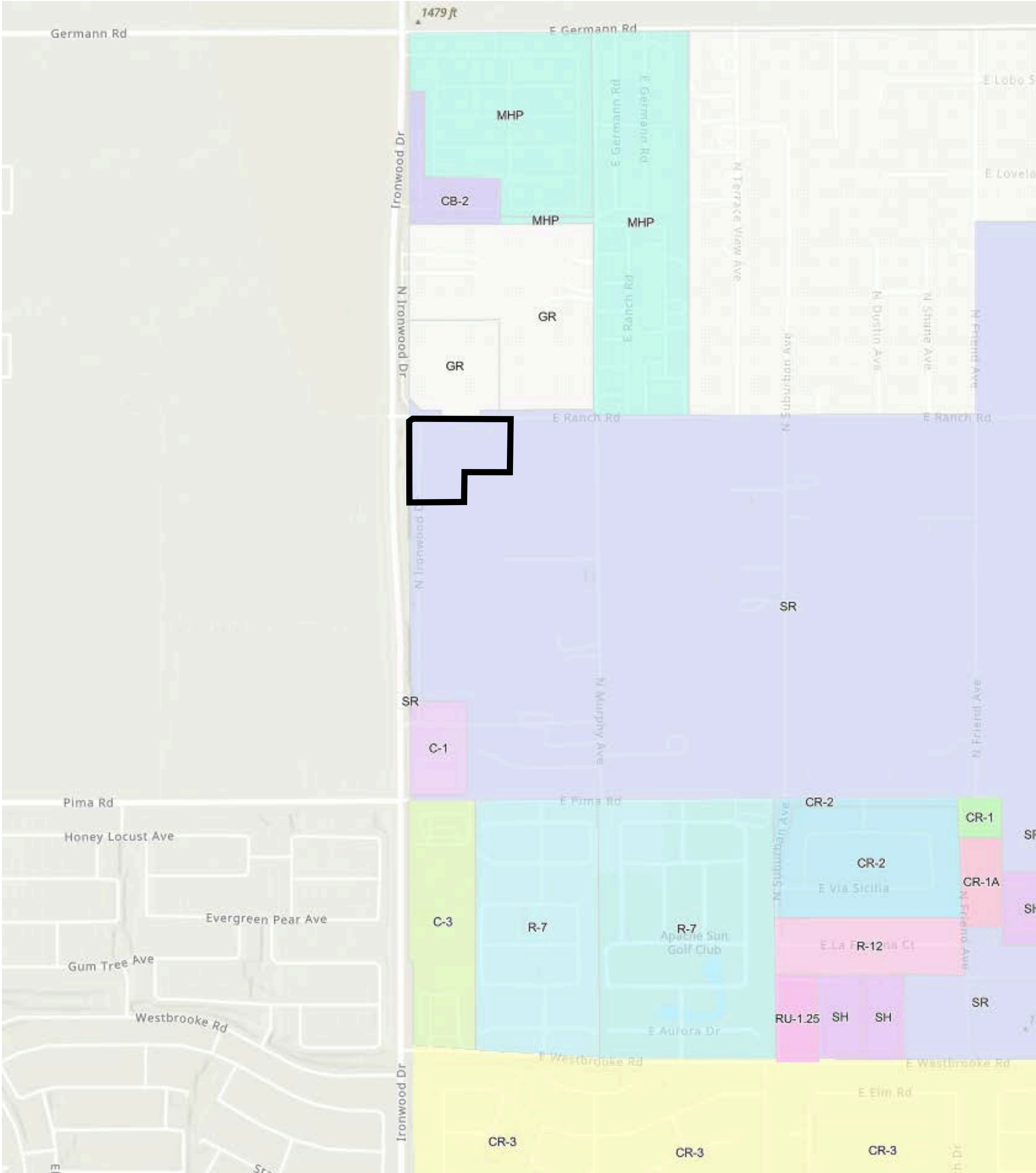
Existing San Tan Valley SPA



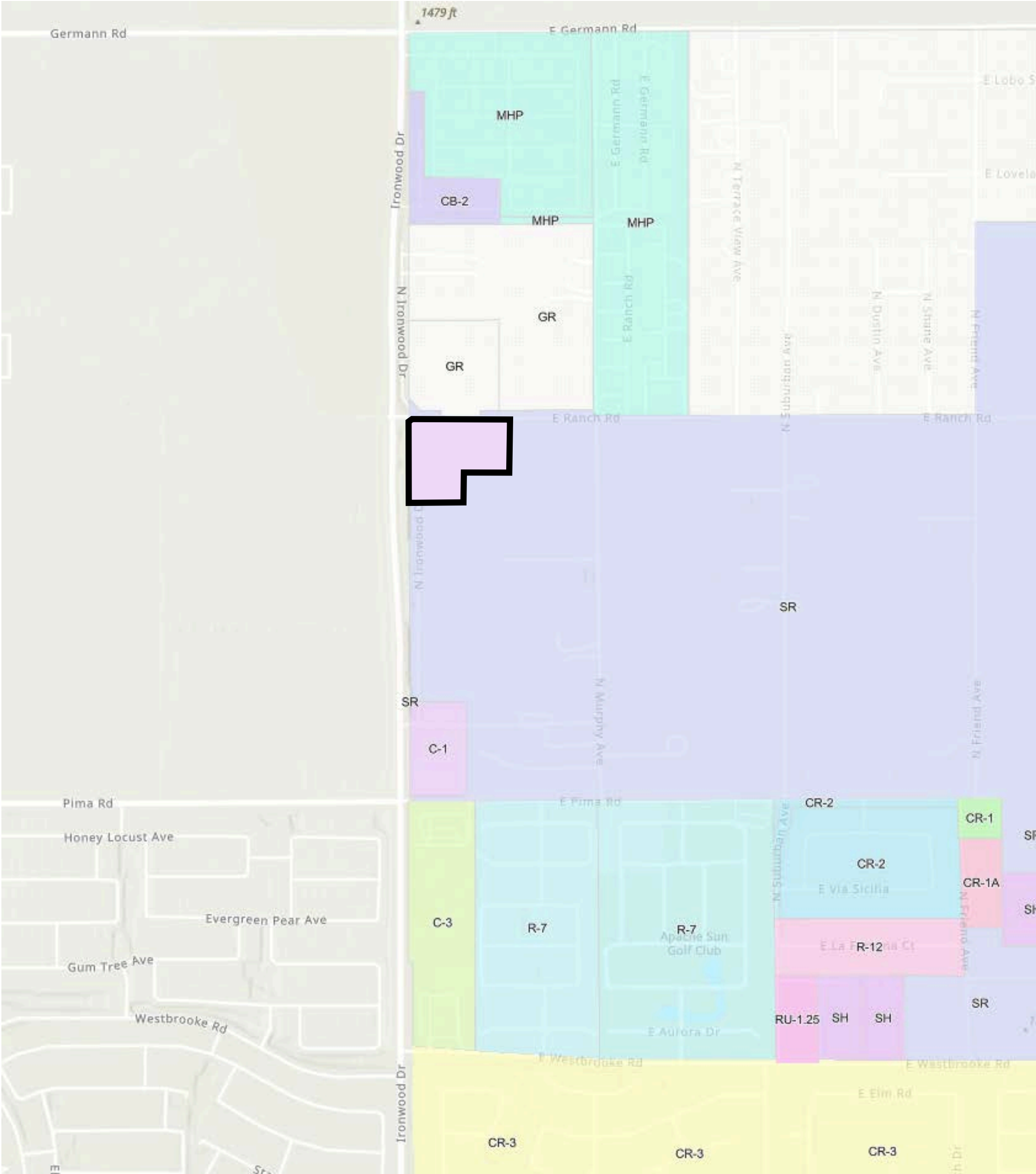
Proposed Amendment

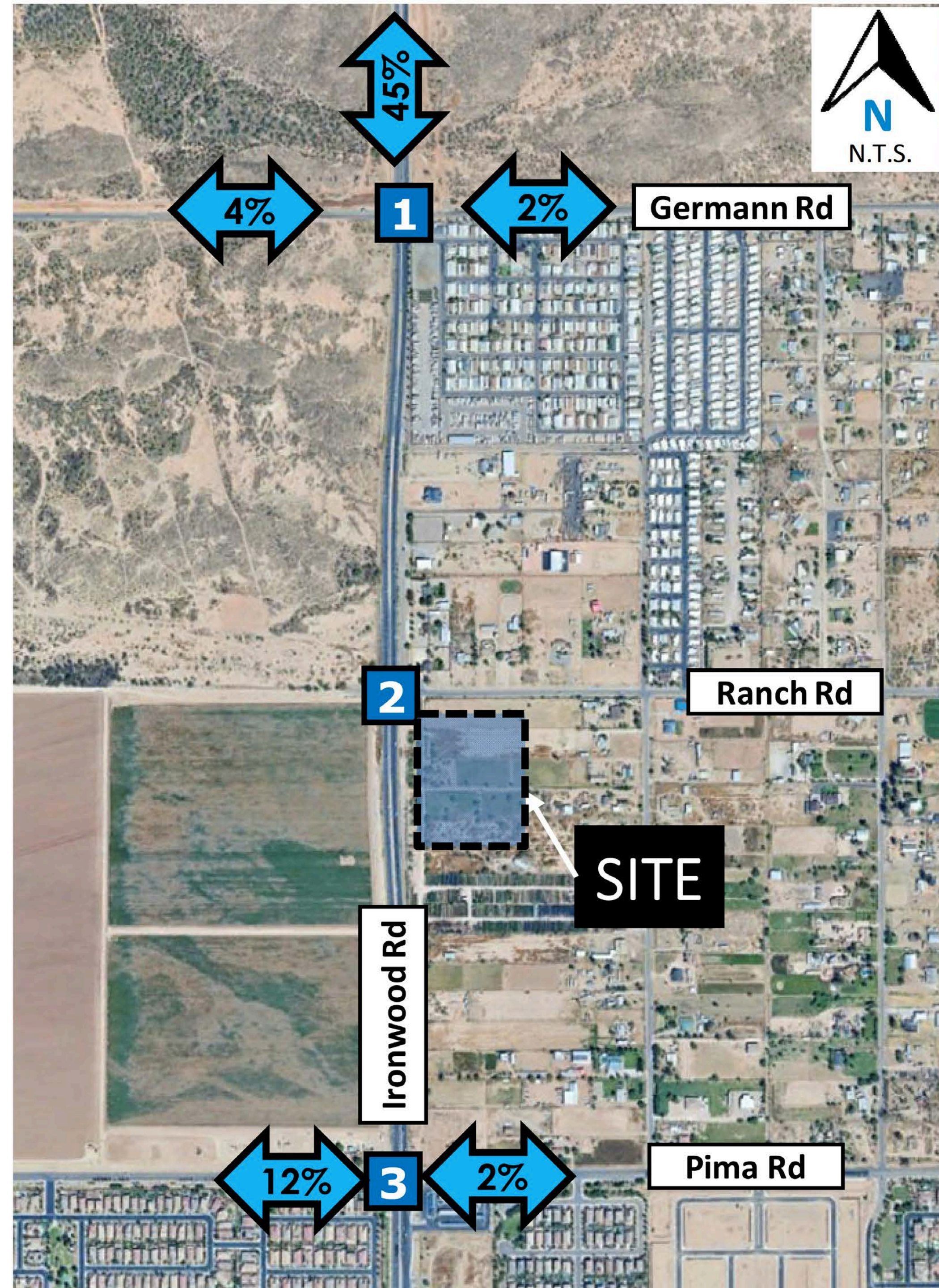


Existing Zoning



Proposed Rezone

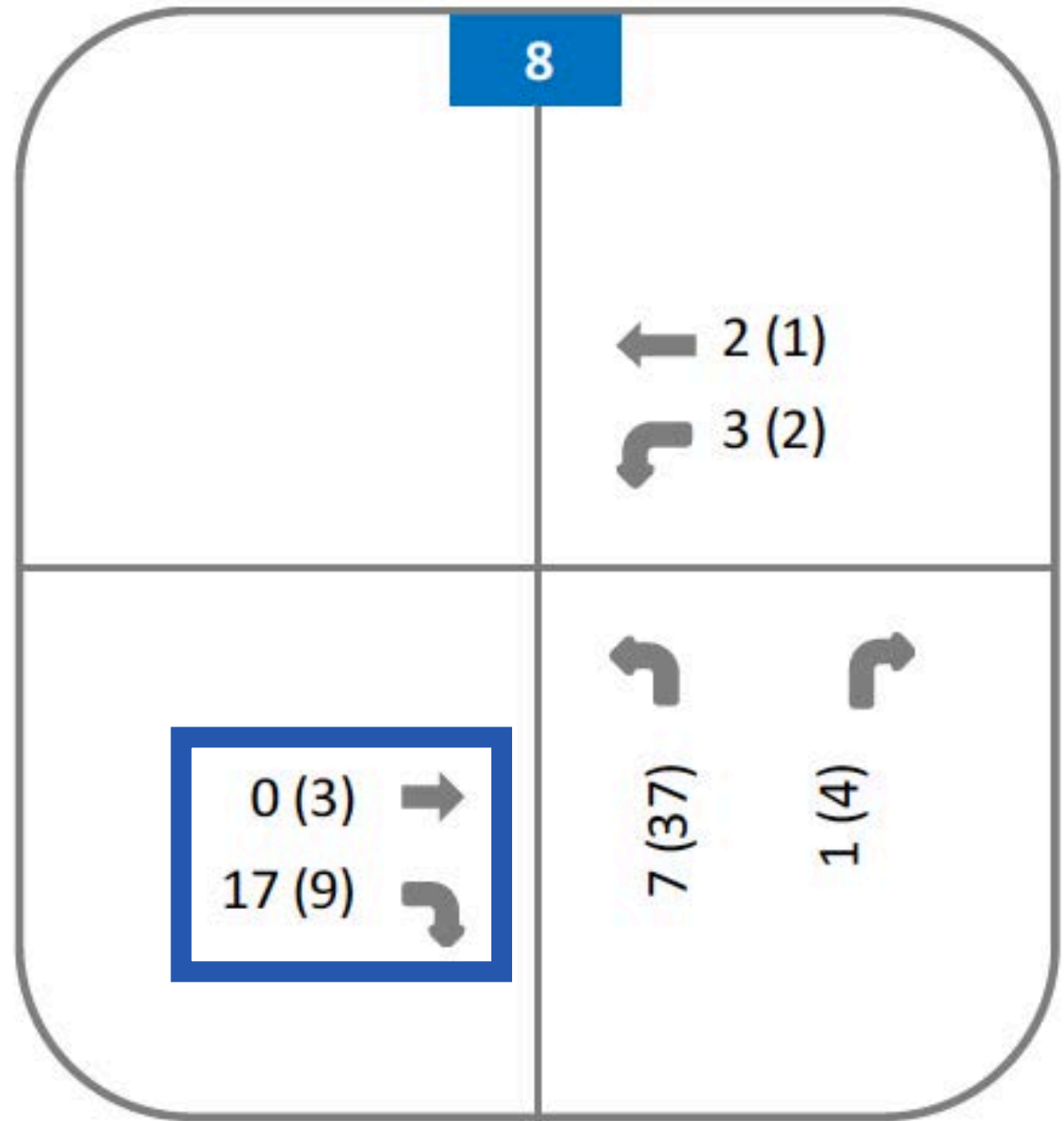
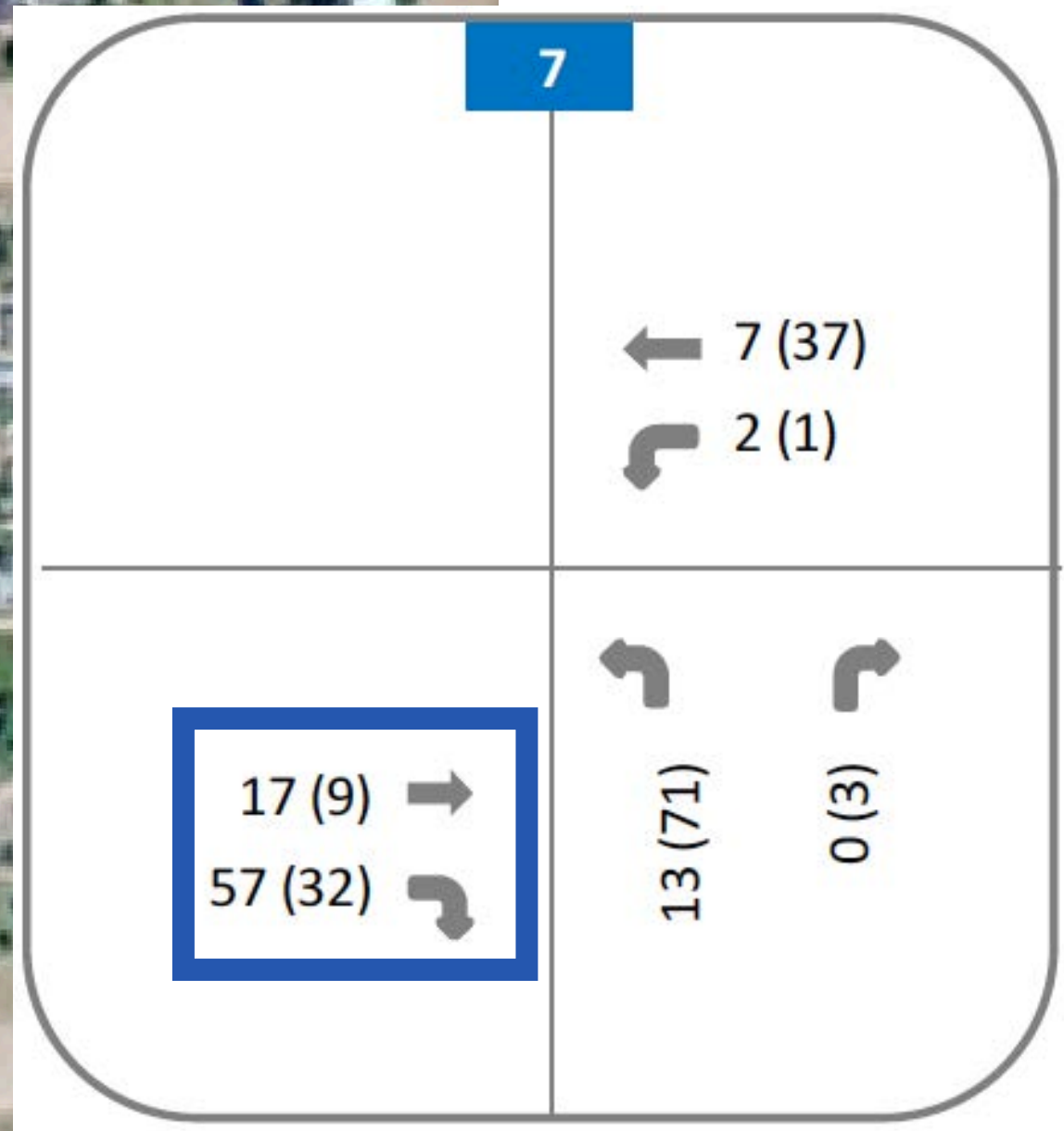
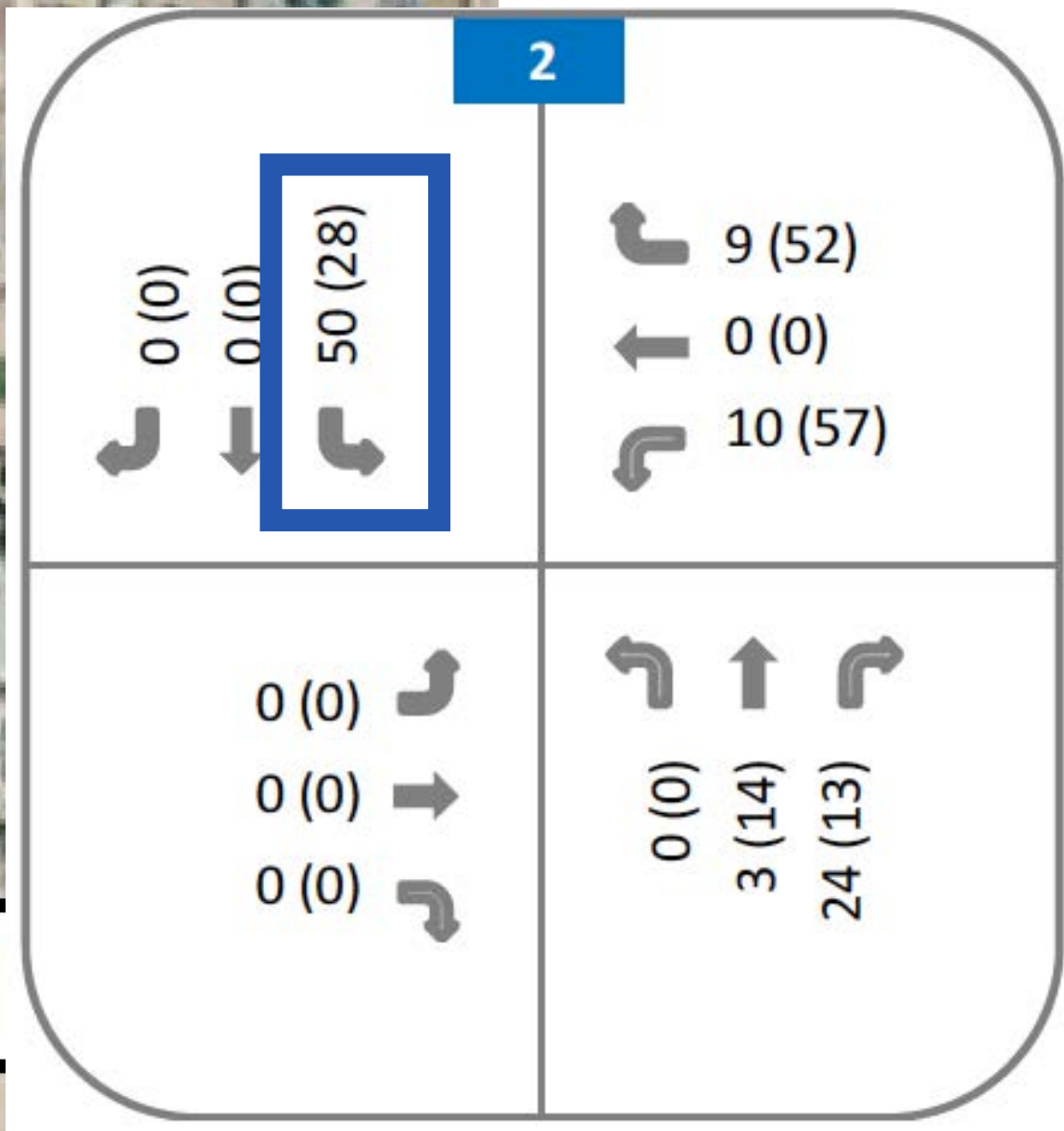


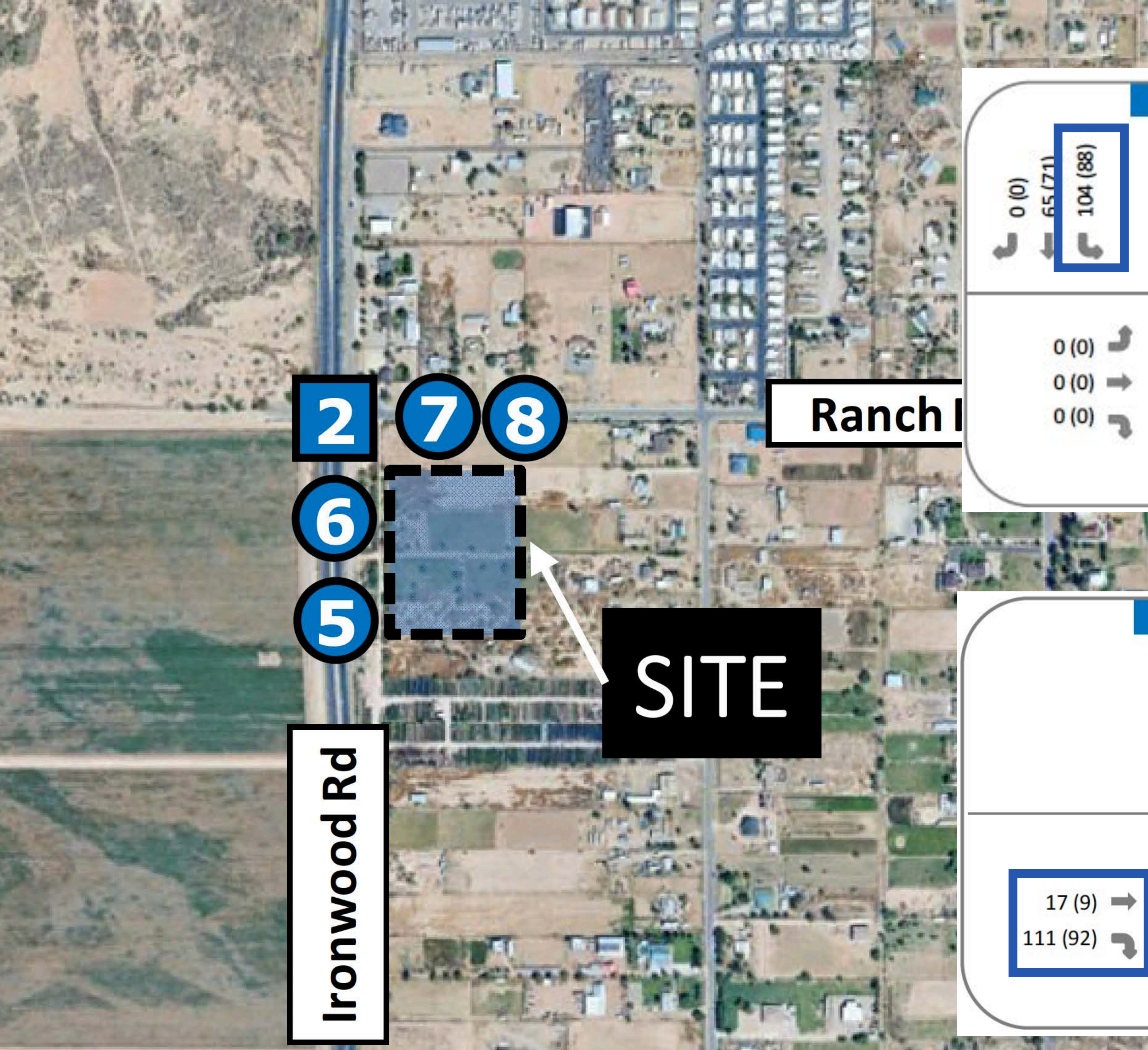




OrthoAZ (AM/PM)

Trips





2

7

8

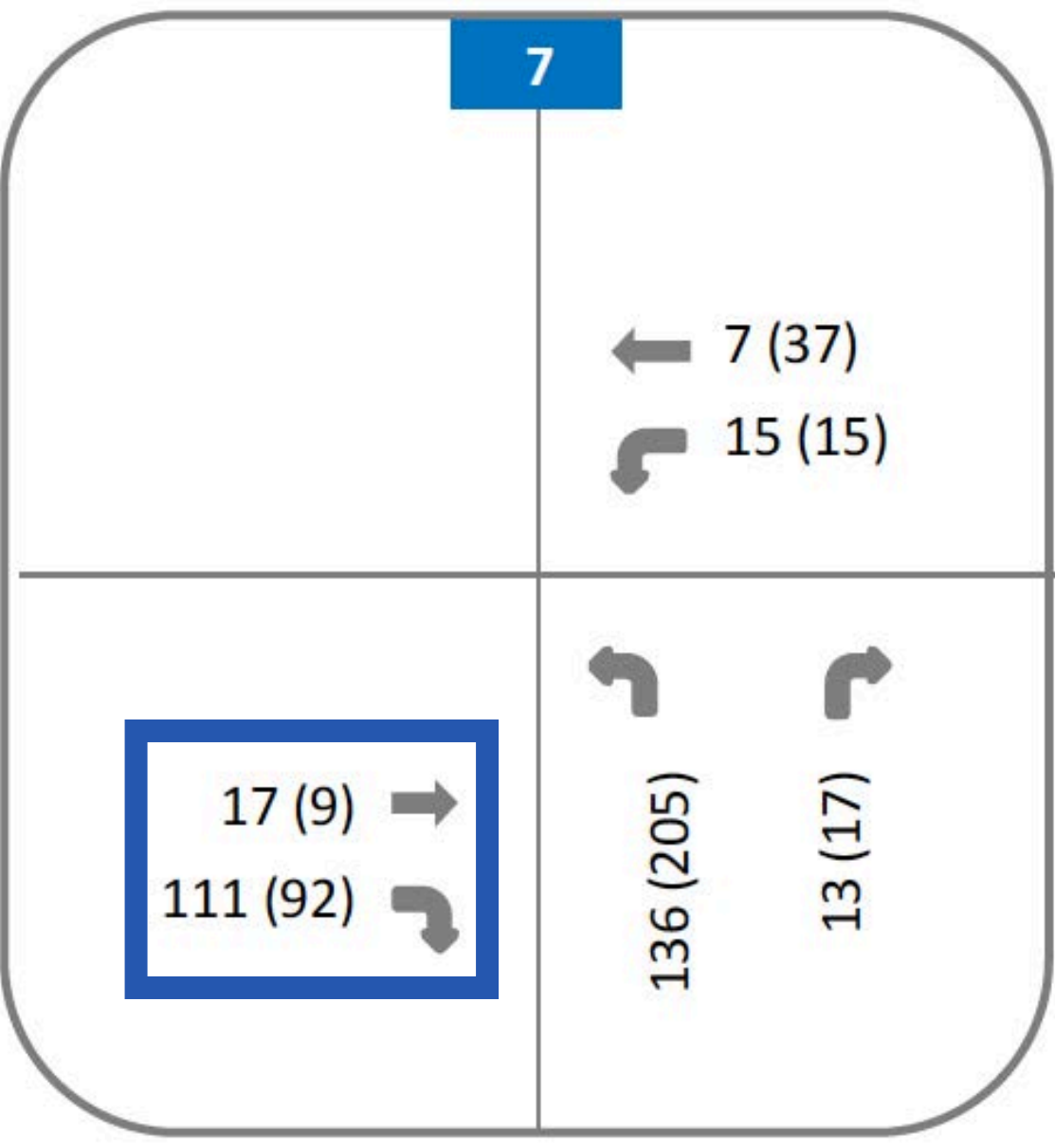
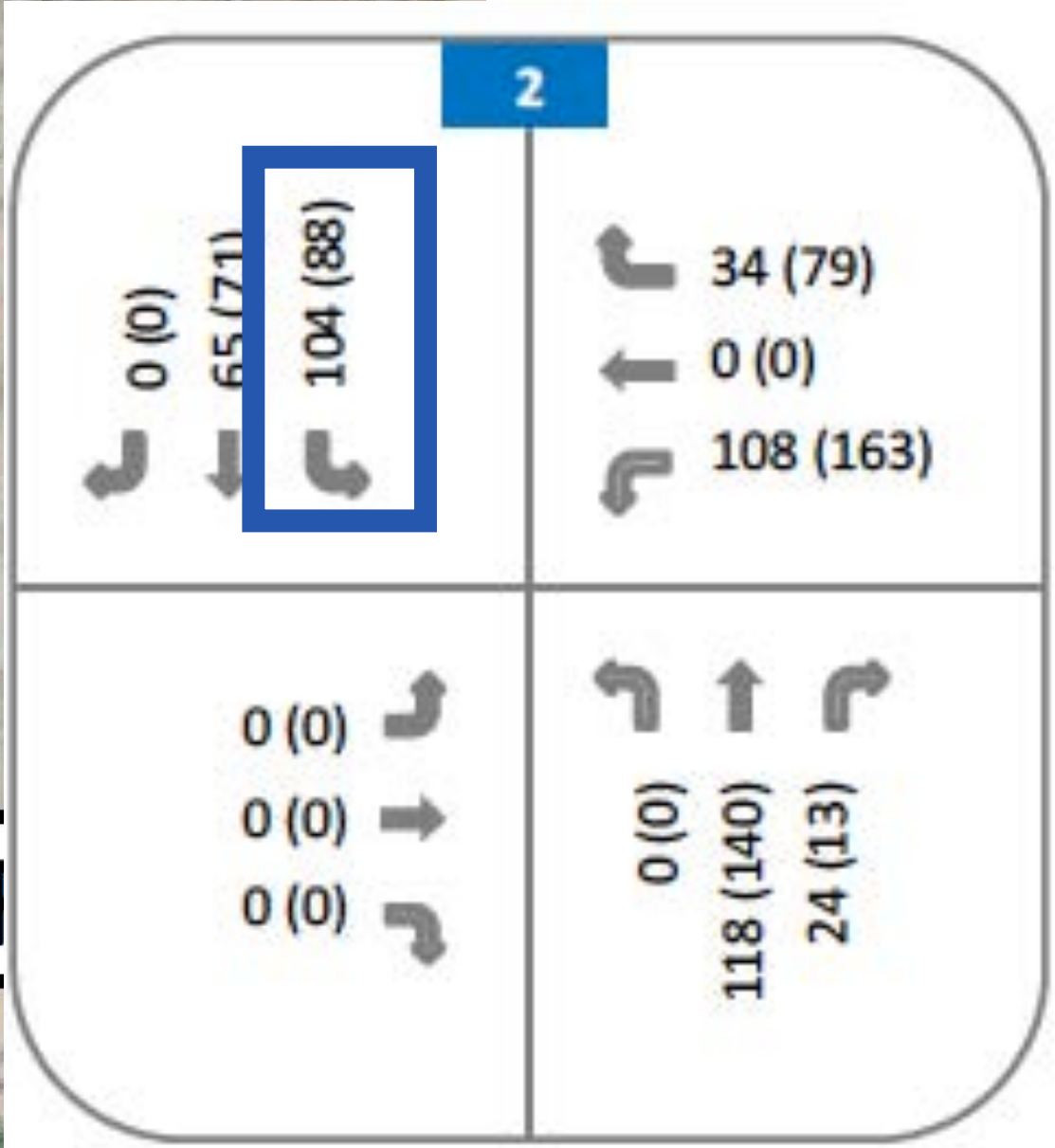
6

5

Ironwood Rd

Ranch I

SITE



Total Traffic AM(PM)
Trips

