

NEIGHBORHOOD MEETING PACKET

For

Concurrent Plan Amendment and Rezoning

402 and 430 West Medina Rd
Tucson, Arizona

APN: 138-19-2530
APN: 138-19-2540

Prepared for:

N1 Electric
402 W. Medina Rd
Tucson, AZ 85756

September 16, 2025

KAEKO Job # 702402700



451 N. Dean Ave
Chandler, AZ 85226
(480) 219-0093

This information packet verifies the neighborhood meeting held on 25 August 2025 to discuss the community's interests and concerns regarding the Plan Amendment and Rezoning effort for 402 and 430 West Medina Road, Tucson AZ. The following documents are enclosed:

- a. Signed Neighborhood Mailing Certification Form
- b. Sign-in sheet from the meeting
- c. Meeting summary including questions and answers provided
- d. Copy of presentation materials
- e. Copy of meeting notice
- f. Letter of endorsement from Life Bridge
- g. email from resident and response from KAEKO

Attached excel documents will include the addresses used to notify the local community.



201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: TP-PRE-102400242

PROJECT LOCATION: 402 and 430 W. Medina Rd, Tucson AZ

This serves to place on record the fact that on 27 July 2025, Kimberly Schroeder,
(mailing date) (sender's name)
mailed notice of the 25 August 2025 neighborhood meeting such that the notice was
(date of meeting)

received at least ten (10) days prior to the date of the meeting.

Signature: Mike Gibson, P.E. Date: 16 September 20

Attachment: Copy of mailing labels

enclosure b

Neighborhood Meeting Sign-In Sheet
430 W Medina Rd Rezoning and Plan Amendment
August 25, 2025 at 10:00 am
Valencia Road Library

Name	Representing	Email or Phone Number
HERNAN VARGAS		520-237-5674 520-237-5674
ERIC W. GIFFIN	neighborhood	eg4586@gmail.com
Deaton Giffin	/ /	/ /
Esther Hernandez	Sunshine	Estherh838@gmail.com
PAUL IBARRA	NJ ELECTRIC	PIBARRA@NJELECTRIC.COM

enclosure c

Meeting summary

The meeting was held at the Valencia Road library, close to the subject West Medina Rd. property. The meeting was conducted by Mike Gibson from KAEKO Engineering with City of Tucson PSDS members. Five local residents attended, including representatives from the Barrio Nopal Neighborhood Association and the property owners.

The three primary issues discussed were:

1. Lack of notification regarding a separate and unaffiliated project in the area.
2. Address distribution did not include Barrio Nopal.
3. Concern for property taxes associated with the project.

The first concern, while an important issue for the local community, was not relevant to or resolved at this meeting. A larger project, not involving KAEKO or N1 Electric apparently began construction of apartment buildings without adequate local notification.

The second concern involved the mailing list for notification. The mailing list included two or three addresses for representatives of the following neighborhood associations: Sunnyside, Midvale Park, and Elvira. Barrio Nopal was not included on the list, but did hear about the meeting from other N.A.s.

The third concern was communicated via e-mail before the meeting from a resident in the area. Their e-mail is enclosed in this packet with their permission. They had general concerns about the effect of this plan amendment and rezoning on their own property and wondered if it would affect their property tax. The subject of property tax was brought up and discussed at the meeting, with a general consensus that there would be no direct impact on taxes for other residents from rezoning 402 and 430 West Medina Rd. KAEKO responded to the email from the resident.

Overall, there was very little concern involving this project.



KAEEKO
ENGINEERING

Neighborhood Meeting for Concurrent Plan Amendment and Rezoning at
402 and 430 West Medina Road, Tucson, AZ
25 August, 2025

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Concurrent Plan Amendment and Rezoning at 402 and 430 West Medina Road

Welcome!
Please remember to include your name
on our sign in sheet before you go.



KAEEKO
ENGINEERING

Mike Gibson, P.E.
michael.gibson@kaekoinc.com

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Concurrent Plan Amendment and Rezoning at 402 and 430 West Medina Road

Agenda:

- Why are we here?
- Project Location
- Project Description
- Planning & Development Services Department
- Current land use and zoning
- Proposed land use and zoning
- Questions / Concerns



Mike Gibson, P.E.
michael.gibson@kaekoinc.com

Concurrent Plan Amendment and Rezoning at 402 and 430 West Medina Road

Why are we here?

12th Avenue – Valencia Road Area Plan

What are area and neighborhood plans?

- Area and neighborhood plans are intended to add detail and specificity for the implementation of the City's General Plan.
- Area and neighborhood plans are not statutorily required, but are permitted by Arizona State law. Adoption and amendment of such plans are addressed in the City of Tucson Unified Development Code (UDC).
- Area plans cover larger areas that may include multiple neighborhoods and related neighborhood plans. Area plans include policies that are typically more general than neighborhood plan policies.
- Neighborhood plans cover smaller areas and are usually focused on single neighborhoods. Neighborhood plan policies are typically more specific than area plan policies.



Information provided by City of Tucson PDSD

Mike Gibson, P.E.
michael.gibson@kaekoinc.com

Concurrent Plan Amendment and Rezoning at 402 and 430 West Medina Road

Why are we here?

R-1 Zone → O-2 Zone

What is a plan amendment?

- A plan amendment allows for revisions to an adopted area or neighborhood plan.
- When someone wants to rezone land, proposed use(s) must be consistent with adopted plan(s). If the proposal is not consistent, the proposal must comply with plan policy or the applicant must request an amendment.
- Typically, a plan amendment involves changing a land use map that shows acceptable future land uses, and/or changing an existing land use policy(ies).
- A plan amendment must be approved by Mayor & Council prior to submitting a rezoning application.



Information provided by City of Tucson PDSD

Mike Gibson, P.E.
michael.gibson@kaekoinc.com

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Concurrent Plan Amendment and Rezoning at 402 and 430 West Medina Road

Project Location



Images from Google Earth © 2025Vexcel Imaging US Inc.

Mike Gibson, P.E.
michael.gibson@kaekoinc.com

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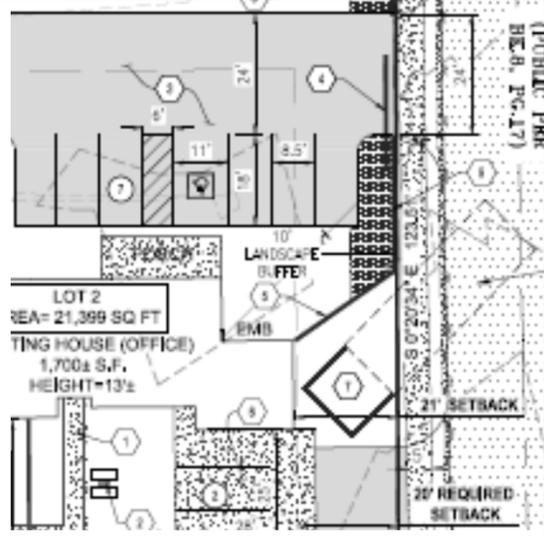
Concurrent Plan Amendment and Rezoning at 402 and 430 West Medina Road

Project Description

- Trash Enclosure

Bollards, Wall, and 12' Gate

Meet specifications of City of Tucson
 Technical Standards Manual Section 8.01.5



Mike Gibson, P.E.
 michael.gibson@kaekoinc.com

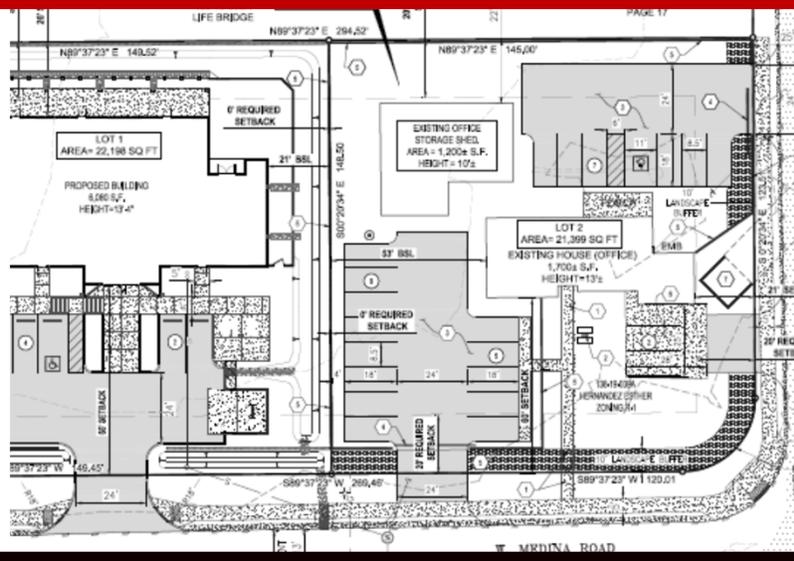
Concurrent Plan Amendment and Rezoning at 402 and 430 West Medina Road

Project Description

- Paving

Asphalt parking

4 foot wide Concrete
 pedestrian path



Mike Gibson, P.E.
 michael.gibson@kaekoinc.com

Concurrent Plan Amendment and Rezoning at 402 and 430 West Medina Road

Project Description

- Change in use of property

LOT 1 PROJECT DATA

ADDRESS: 430 W. MEDINA ST
 APN: 138-19-2530
 EXISTING USE: COMMERCIAL SERVICES, DAY CARE, ADULT CARE
 SUBJECT TO SPECIFIC USE STANDARD 4.9.4.B.1.
 PROPOSED USE: COMMERCIAL SERVICES, DAY CARE, ADULT CARE.
 EXISTING ZONING: R-1 RESIDENTIAL
 PROPOSED ZONING: O-2 OFFICE
 REFUSE COLLECTION: CENTRALIZED ON-SITE.
 GROSS AREA: 22,198 S.F. (0.509 AC)
 BUILDING AREA: 6,080 S.F.

LOT 2 PROJECT DATA

ADDRESS: 402 W. MEDINA ST
 APN: 138-19-2540
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: ADMIN. OFFICE
 EXISTING ZONING: R-1 RESIDENTIAL
 PROPOSED ZONING: O-2 OFFICE
 REFUSE COLLECTION: CENTRALIZED ON-SITE.
 GROSS AREA: 21,399 S.F. (0.491 AC)



Mike Gibson, P.E.
 michael.gibson@kaekoinc.com

Concurrent Plan Amendment and Rezoning at 402 and 430 West Medina Road

Carver Struve
Principal Planner
Planning and Development Services | City of Tucson
 phone 520.837.4929
 email carver.struve@tucsonaz.gov



Mike Gibson, P.E.
 michael.gibson@kaekoinc.com

Concurrent Plan Amendment and Rezoning at 402 and 430 West Medina Road

Current land use and zoning R-1 Residential

4.7.15. OFFICE (O-3)

This zone provides for mid-rise, office, medical, civic, and select other uses, such as urban agriculture and renewable energy generation, that provide reasonable compatibility with adjoining residential uses.

(Am. Ord. 11328, 12/8/2015)



Mike Gibson, P.E.
michael.gibson@kaekoinc.com

Concurrent Plan Amendment and Rezoning at 402 and 430 West Medina Road

Proposed land use and zoning O-2 Office

4.7.8. RESIDENCE (R-1)

This provides for urban, low , single- , residential , together with schools, parks, and other public services necessary for a satisfactory urban residential environment. Certain other uses, such as day care and , are permitted that provide reasonable with residential uses.

(Am. Ord. 11328, 12/8/2015)



Mike Gibson, P.E.
michael.gibson@kaekoinc.com

Concurrent Plan Amendment and Rezoning at 402 and 430 West Medina Road

Questions / Concerns



Mike Gibson, P.E.
michael.gibson@kaekoinc.com

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- Attendees:
- City of Tucson:
- Carver Struve
- Jay Olivias
- KAEKO:
- Mike Gibson
- Client:
- Raul Iberra
- Esther Hernandez
- Residents:
- Eric W. Giffin
- Deston Giffin
- German Verdugo

Primary concern discussed was that Barrio Nepal NA was not informed. No apparent concern regarding Rezoning or Plan Amendment.

E-mail from resident not in attendance asked about effect to property taxes; non expected

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July 22, 2025

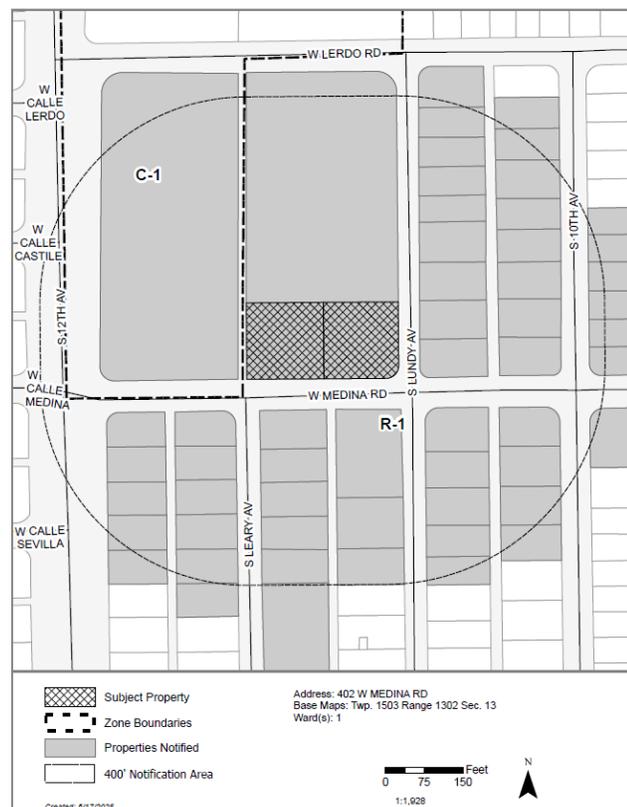
Dear Neighbor:

KAEKO Engineering is representing N1 Electric, LLC in their development of property in your neighborhood. N1 Electric is a locally owned and operated company that has adjacent lots at 430 and 402 West Medina Road in the City of Tucson (see property location on map, below.) The Property is currently zoned as Residential ("R-1") and is in the City of Tucson 12th Avenue – Valencia Road Area Plan. N1 Electric proposes to amend the land use designation within the Santa Cruz Area Plan for office use and concurrently rezone the Property to Office ("O-2"). This amendment and rezoning will allow better use of the Adult Care Center at 430 W. Medina as well as the ability to use the existing residential building at 402 W. Medina as an administrative office for N1 Electric.

A neighborhood meeting has been scheduled to discuss a concurrent plan amendment and rezoning request. As an owner of property within 400 feet or a neighborhood association representative within one mile of the Property, we invite you to join our neighborhood meeting to learn more about the Project, see Meeting time and location below. The meeting will include a presentation about the Project and plenty of time for questions. Additionally, City Planning and Development Services staff will be present to review the steps within the plan amendment and rezoning process.

Meeting time and location:

The meeting will be held at **10 am** on Monday, the **25th of August**. We have reserved the large meeting room at your local library, **Valencia Library 202 W. Valencia Rd, Tucson AZ 85706**



The 12th Avenue – Valencia Road Area Plan is available on the city's website:

<https://www.tucsonaz.gov/files/sharedassets/public/v/1/city-services/planning-development-services/documents/12thval.pdf>

We look forward to answering any questions you might have at the neighborhood meeting. If you have any questions before the meeting, or if you cannot attend the meeting and would like to discuss the Project, please contact Mike Gibson at (520) 604-7416 or via email at:

michael.gibson@kaekoinc.com

Very Respectfully,

Mike Gibson P.E.



LifeBridge
433 W. Lerdo Rd.
Tucson, AZ. 85756
520-294-9675

August 1, 2025

To Mike Gibson:

Our church, LifeBridge, would like to endorse the proposal to rezone the property at 402 W Medina and 430 W Medina.

Both N1 Electric and Sunshine Adult Training have been assets to our community. N1 has provided services to our church and is a great neighbor. Sunshine provides a service to our community that is desperately needed.

These businesses, and the soon addition of the Assisted Living facility have improved the neighborhood. We have struggled for years with homeless encampments in the area, but these businesses have upgraded the entire community.

Please change the zoning designation in order that these businesses continue their ability to serve our community.

Sincerely,

Vance W. Wood

Vance W. Wood
Pastor



Re: Question about plan amendment and rezoning process

From Michael Gibson <michael.gibson@kaekoinc.com>

Date Mon 8/25/2025 6:35 AM

To Nayelee Montante <nayeleem.nm@gmail.com>

Naylee,

Thank you for your e-mail! I'm sorry to miss you at the meeting later this morning. I don't think there will be much of an impact for neighbors at all. The adult daycare facility will be able to accommodate more clients, which if anything, should be good for the neighborhood. I'll bring up the point about property taxes with the representatives from the City at the meeting and let you know what is discussed.

If I had scheduled the meeting to be later in the day, would it have been easier to attend? I realize people have their own obligations and I do want to encourage participation.

V/R

Mike Gibson

From: Nayelee Montante <nayeleem.nm@gmail.com>

Sent: Sunday, August 24, 2025 4:11 PM

To: Michael Gibson <michael.gibson@kaekoinc.com>

Subject: Question about plan amendment and rezoning process

You don't often get email from nayeleem.nm@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello, I am emailing because I will not be able to attend the meeting tomorrow at the Valencia library and I had questions regarding the process. One of my questions is how does this affect me and my property since I live within 400ft of the development plan? Will this affect my property taxes in any way? Should I have concerns about my property? Looking forward to hearing from you with any information that could help answer my questions and put my mind at ease.



Outlook

Re: Question about plan amendment and rezoning process

From Michael Gibson <michael.gibson@kaekoinc.com>

Date Tue 8/26/2025 4:29 PM

To Nayelee Montante <nayeleem.nm@gmail.com>

You're very welcome! Have a good evening!

From: Nayelee Montante <nayeleem.nm@gmail.com>

Sent: Tuesday, August 26, 2025 4:01 PM

To: Michael Gibson <michael.gibson@kaekoinc.com>

Subject: Re: Question about plan amendment and rezoning process

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon, thank you for getting back to me and answering my questions and reassuring my worries, yes you can add my email.

On Tue, Aug 26, 2025, 3:10 PM Michael Gibson <michael.gibson@kaekoinc.com> wrote:

Hi,

The meeting went well. I wanted to let you know that I spoke with the City of Tucson Reps, and it isn't expected that property tax would be affected by this re-zoning at all. With your permission, I'll include a copy of your email in my report to the city.

V/R

Mike G

From: Nayelee Montante <nayeleem.nm@gmail.com>

Sent: Sunday, August 24, 2025 4:11 PM

To: Michael Gibson <michael.gibson@kaekoinc.com>

Subject: Question about plan amendment and rezoning process

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