

TP-AMD-1025-00001
Proposed Amendment to the
12th Avenue-Valencia Area Plan

Planning Commission Public Hearing
March 18, 2026

Concurrent Plan Amendment/Rezoning Actions

- Request to amend the Conceptual Land Use Map, Section 3 of 3:
 - From Low Density Residential to Office to allow Adult Day Care and Administrative and Professional Office uses.
- Request to rezone the two parcels from R-1 Residence to O-2 Office.
- Concurrent process:
 - Combined neighborhood meeting
 - Planning Commission (plan amendment portion):
 - Study session
 - Public hearing
 - Recommendation to Mayor & Council
 - Zoning Examiner (rezoning portion)
 - Public hearing tentatively scheduled on April 9, 2026
 - Recommendation to Mayor & Council
 - Mayor and Council Action:
 - Accept or reject the proposed amendment; and approve modify or deny the rezoning application.

Amendment Site Location Map

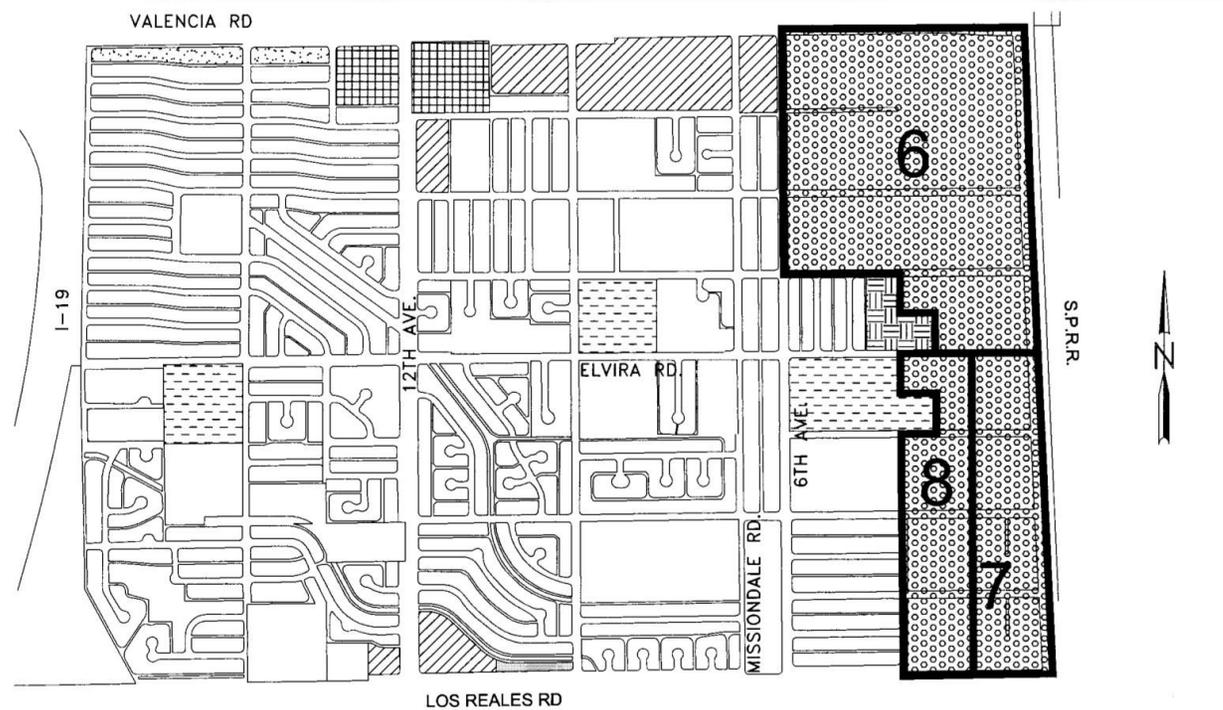
- Northwest corner of Medina Rd & Lundy Av
- 1 block east from 12th Av
- 2 blocks south from Valencia Rd



Current Conceptual Land Use Map

Adopted by
Mayor and Council
May 14, 2001

No previous
amendments



12th Avenue /
Valencia Road

Conceptual
Land Use Map

Section 3 of 3

Legend

	Low Density Residential		Office and Commercial
	Low-Med. Density Residential		Industrial
	Low-Density Res., Res-Scaled Office, Res-Scaled Comm.		Parks
	Res., Office, Neighborhood Comm.		Public
	Office		Subareas 1-9

Tucson
Planning
Department

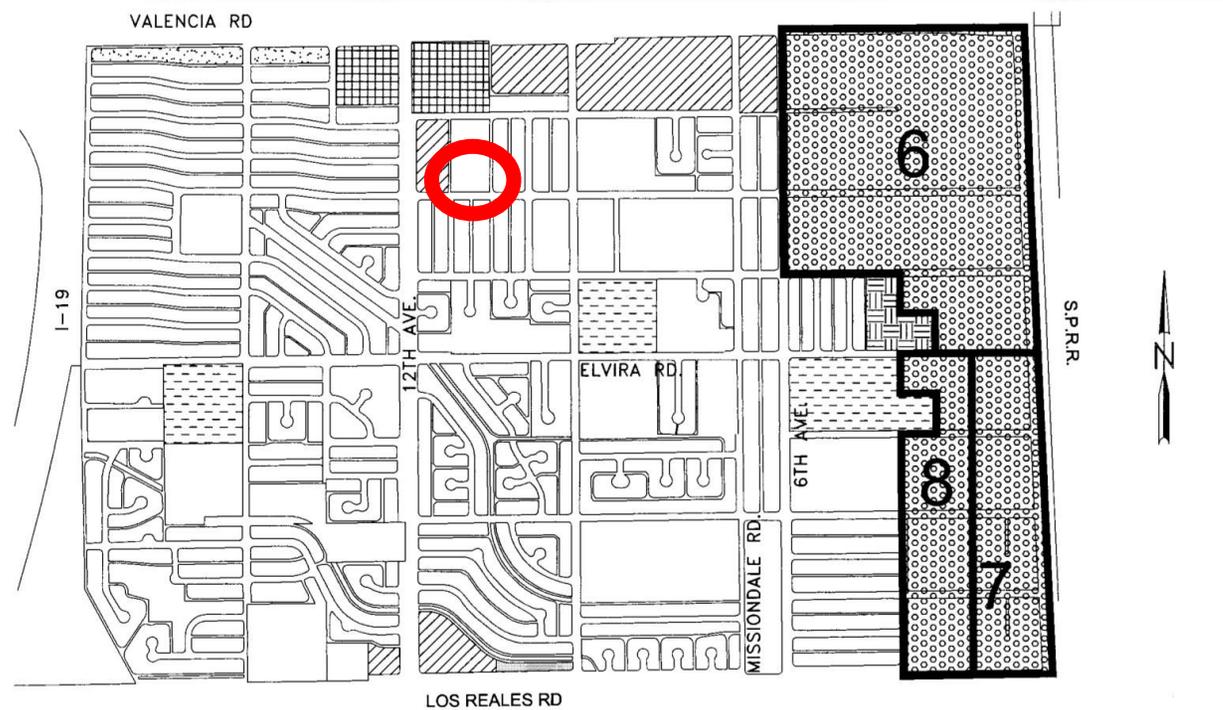
Miles



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12th Avenue /
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Conceptual
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Section 3 of 3

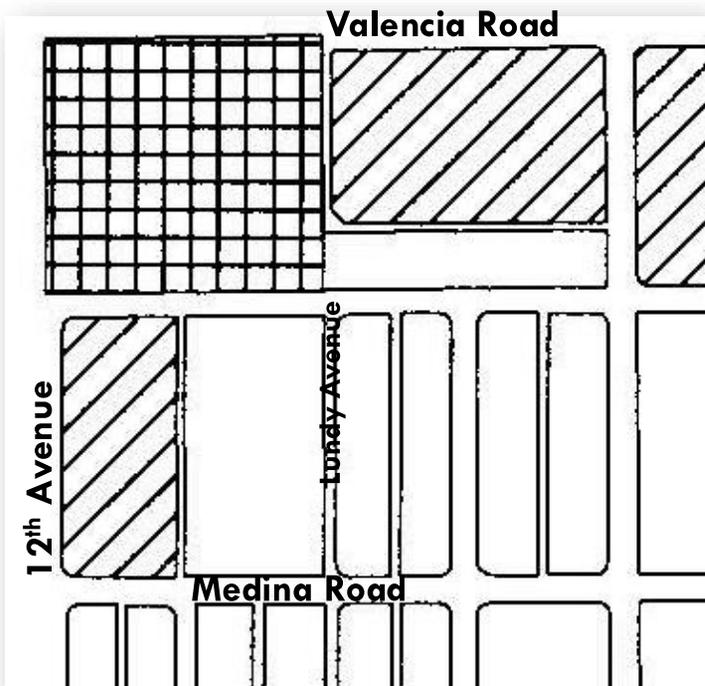
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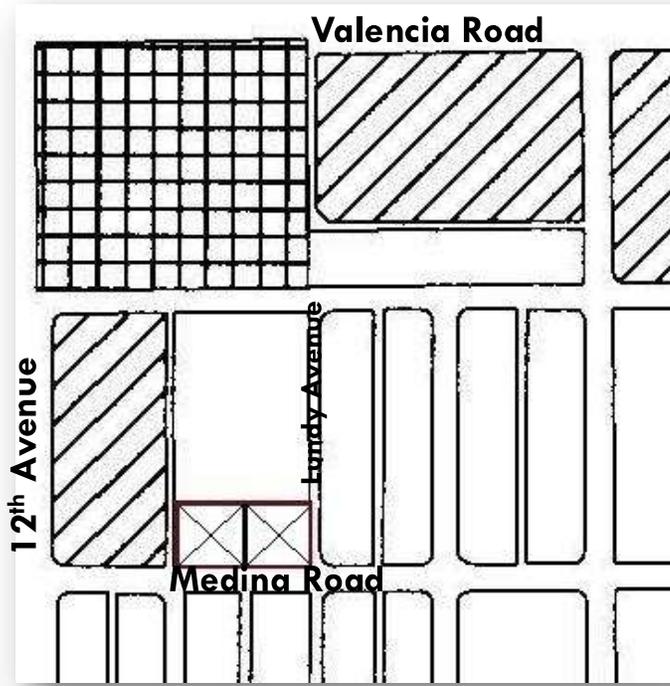
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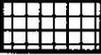
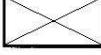


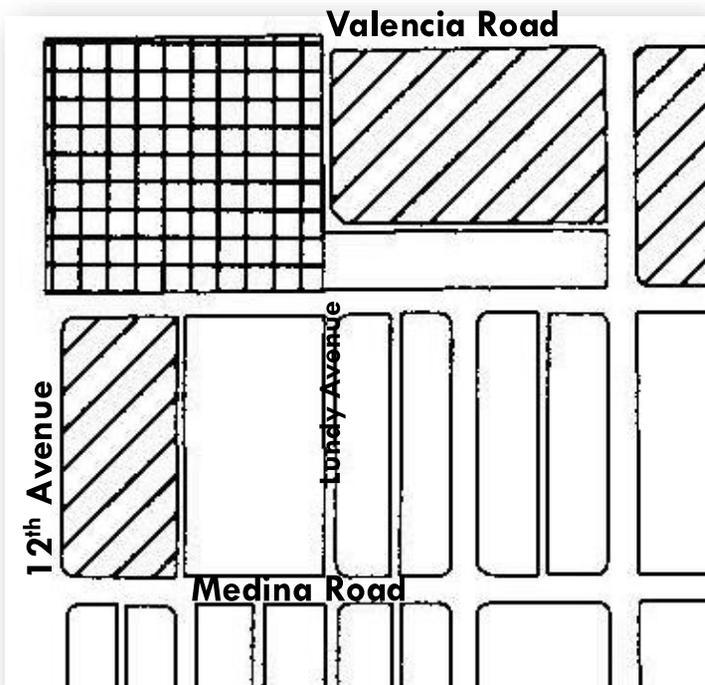
**Current Conceptual
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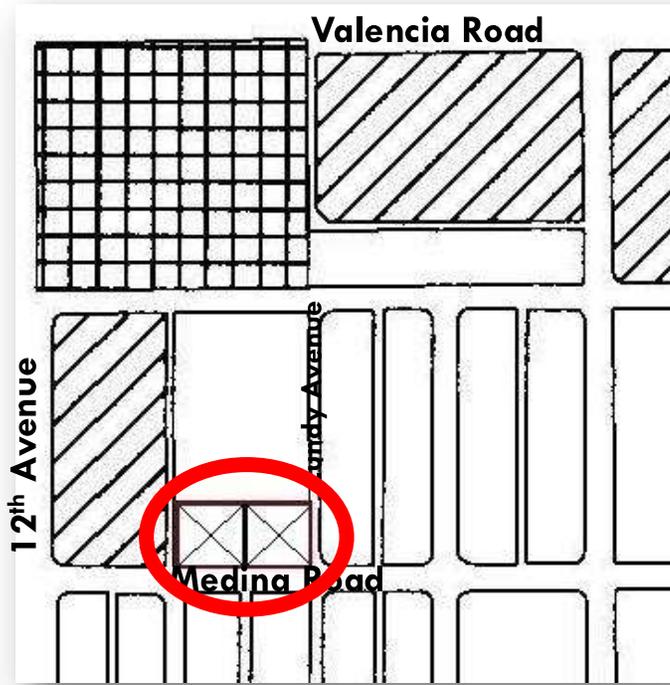
**Proposed Conceptual
Land Use Map**

Legend

-  Office and Commercial
-  Res., Office, Neighborhood Comm.
-  Office
-  Low Density Residential
-  Office (O-1 or O-2)*

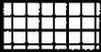
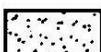


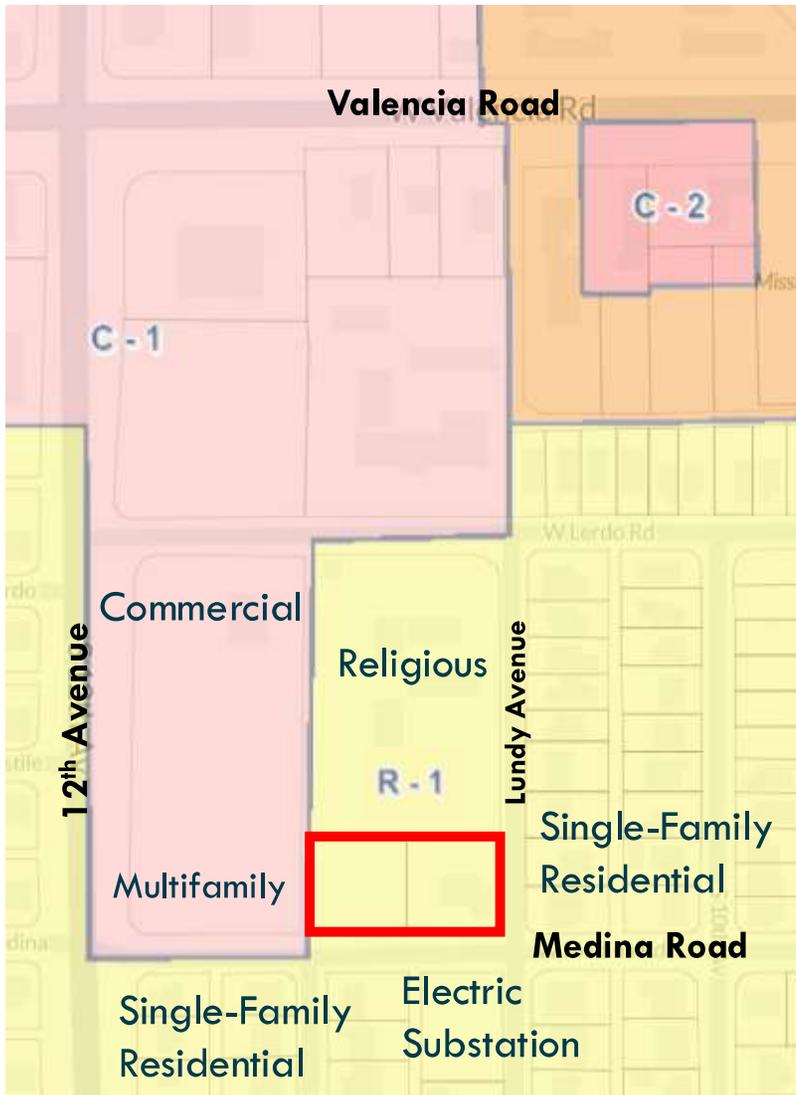
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Proposed Conceptual Land Use Map

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Surrounding Zoning & Land Uses

Land Use Design Compatibility

- Both [Plan Tucson](#) and the [12th Avenue-Valencia Road Area Plan](#) support commercial uses in appropriate locations, if compatibility issues can be addressed.
- The project proposes the utilization of existing structures and improvements that include a perimeter wall, landscape buffer along Medina Road and Lundy Avenue, and on-site parking with no commercial vehicles to be parked or stored on the two properties.
- The proposed Office land use designation would allow for O-1 or O-2 office zoning, consistent with adopted policy direction and is compatible with the surrounding land uses and serves as a transition between more intense commercial and residential land uses along 12th Avenue and the residential neighborhood.

Neighborhood Meeting

- Held on August 25, 2025, at 10:00 am at the Valencia Road Library
- Five members of the public attended, including representatives from the Barrio Nopal Neighborhood Association.
- Concerns expressed related to notification procedures, and property taxes.

Staff's Recommendation

Planning Commission forward this item to Mayor and Council to approve an amendment to the *12th Avenue-Valencia Road Area Plan, Conceptual Land Use Map (Section 3 of 3)* to change the designation of the subject site from Low Density Residential to Office (O-1 or O-2)