



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

DATE: March 12, 2026

TO: Planning Commission

FROM: Koren Manning, Director, Planning and Development Services
Executive Secretary

SUBJECT: [TP-AMD-1025-00001](#) – Plan Amendment: *12th Avenue – Valencia Road Area Plan* Amendment, Amendment to Conceptual Land Use Map (Section 3 of 3) to Allow Adult Day Care and Office Land Uses – Study Session (Ward 1)

Applicant’s Request – This is a request by the applicant KAEKO, Inc. to amend the [12th Avenue-Valencia Road Area Plan](#), Conceptual Land Use Map (Section 3 of 3) to change the land use designation on the subject parcels from Low Density Residential to Office to allow Adult Day Care and Administrative and Professional Office uses. The proposed amendment site includes two parcels, addressed 402 and 430 W Medina Road, totaling approximately 1.0 acre, at the northwest corner of W Medina Road and S Lundy Avenue (see Attachment A, Location & Aerial Maps), approximately 340 feet east of the 12th Avenue and Medina Road intersection, on the north side of Medina Road.

This is a concurrent plan amendment ([TP-AMD-1025-00001](#)) / rezoning ([TP-ENT-1025-00018](#)) process in which the applicant has held a combined neighborhood meeting for both the plan amendment and rezoning request. The concurrent process includes a Planning Commission study session, public hearing and recommendation, then a Zoning Examiner public hearing and recommendation prior to Mayor and Council hearing both requests at the same meeting.

In addition to the proposed plan amendment, the applicant is requesting to rezone the two parcels from R-1 Residence to O-2 Office for the proposed land uses. If the concurrent process request is successful, the applicant will seek to increase the number of allowed persons in the existing Adult Day Care use on the western lot, and convert the existing single family residence to Administrative and Professional Office. The proposal includes improvements to pedestrian access, landscaping, and parking.

Issue – This is a public hearing on the proposed amendment to change the land use designation on the subject parcels from Low Density Residential to Office to allow, as reflected in the Preliminary Development Plan (see Attachment B, Preliminary Development Plan). The proposed plan amendment would facilitate the following:

- 1) On the western parcel, Adult Day Care with an increased number of residents in the existing 6,080 square-foot building facility, maintaining the existing 5-foot high CMU perimeter wall along the west and north property lines, and the construction of 6 parking spaces, and trash collection; and
- 2) On the eastern parcel, Administrative and Professional Office uses, converting the existing 1,700 square-foot single-family residence and existing 1,200 square-foot accessory structure to an administrative office for an electrical contractor, with no on-site storage of construction

materials or vehicles, maintaining the existing 5-foot high CMU perimeter wall along the west and north property lines, plus the construction of 20 parking spaces, trash collection, and a 10-foot landscape buffer along Medina Road and Lundy Avenue. There will be a shared parking agreement for the two parcels.

Adjacent Zoning and Land Uses – The existing zoning to the north of the amendment site is zoned R-1 Residential and is developed with a church. Adjacent to the west a new three-story, 84-unit affordable apartment building is being built, C-1 Commercial. Across Medina Road to the south there is an R-1 zoned electric substation, and across Lundy Avenue to the east, the parcels are zoned R-1 Residential with single-family residences.

Policy Direction – Policy direction is provided by the 2025 *Plan Tucson* and the 2001 *12th Avenue-Valencia Road Area Plan* and key policies are summarized below, with complete policy listing provided as Attachment C, Applicable Land Use Policy Direction.

2025 Plan Tucson: In *Plan Tucson*, the Future Growth Scenario Map designates the area of the amendment site as Neighborhoods Building Block. The typical land use mix in Neighborhoods are primarily residential, neighborhood-serving commercial, schools, parks and places of worship. *Plan Tucson* supports development projects designed to be compatible with the surrounding scale and character of existing development and protects and enhances the aesthetics attractiveness of Tucson streetscapes within neighborhoods. *Plan Tucson* supports contextually compatible neighborhood commercial and office uses along collector streets when the site design is pedestrian and bicycle-oriented and the use will not generate significant auto traffic. *Plan Tucson* also supports environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.

2001 12th Avenue-Valencia Road Area Plan: The *12th Avenue-Valencia Road Area Plan*, Conceptual Land Use Map (Section 3 of 3) designates the amendment site for Low Density Residential (see Attachment D, Current Conceptual Land Use Map). Additionally, the *Plan* establishes policies that support non-residential uses onto residential parcels that demonstrate sensitivity to surrounding residential uses through the use of landscaping, screening, and other means, as specified in the *Plan's* Design Guidelines, including the prohibition of parking or storage of commercial vehicles or fleets.

Proposed Plan Amendment – This request is to amend 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) (see Attachments E, Proposed Conceptual Land Use Map and G, Design Compatibility Report).

Findings – The issue to be considered is whether a change of land use from Low Density Residential to Office is appropriate on the subject site which is located about approximately 340 feet (1 block) east of 12th Avenue, a designated Arterial Street by the *Major Streets and Routes (MS&R) Plan*, and about 1,000 feet (2 blocks) south of Valencia Road, a designated Gateway Arterial by the *MS&R*

Plan. Both *Plan Tucson* and the *12th Avenue-Valencia Road Area Plan* support commercial / nonresidential uses in appropriate locations, if compatibility issues can be addressed.

The 1.0-acre amendment site is surrounded by existing commercial/nonresidential uses and zoning that includes apartments adjacent to the west, a church use adjacent to the north, and an electrical distribution use to the south across the street. The Preliminary Development Plan (Attachment B) identifies that both projects will have screening and landscape buffering along Medina Road and Lundy Avenue, with on-site parking. To soften the appearance of the perimeter walls, applicant has indicated the walls would be painted using earth-toned colors. There will be no commercial vehicles allowed to be parked or to be stored and there will be no customers or employees staying overnight on either of these two properties. Also, the Hours of operation for both the Adult Day Care and Office uses will be from 8 am to 4 pm, Monday through Friday.

The proposed Office land use designation would allow for O-1 or O-2 office zoning, with maximum heights of 25 and 26 feet, which is consistent with adopted policy direction and design guidelines, is compatible with the surrounding land uses and serves as a transition between more intense commercial zoning and land uses along 12th Avenue and the residential zoning and neighborhood to the east. The maximum height permitted in O-3 office zoning is 40 feet, which would not be compatible with the adjacent single-family residential uses, so the amendment to Office land use which specifically limits the site to O-1 and O-2 zones would be supported by staff.

Public Feedback – The applicant held the required neighborhood meeting on August 25, 2025 to discuss the concurrent amendment and rezoning for the proposed Adult Care Services and Administrative and Professional Office. The meeting was held in person at the Valencia Library, and five members of the public attended. The meeting was noticed at least 30 days in advance per the Unified Development Code (UDC) using the mailing labels provided by the City of Tucson Planning and Development Services (see Attachment F, Neighborhood Meeting Packet).

Planning Commission Action – Planning Commission held a study session on February 11, 2026 and voted (8-0) in favor to set this item for a public hearing on March 18, 2026.

Additional Information Relating to Planning Commission Discussion – In response to Planning Commissioners questions, staff provide the following clarifications:

- 1) Rezoning to C-1 is not being pursued since O-1 or O-2 zoning allow for the proposed adult day care and office uses, which provide reasonable compatibility with adjoining residential uses; additionally, C-1 zoning would allow for taller buildings with heights of 30 feet, and other land uses that may not be compatible with adjacent residential uses, such as food and alcoholic beverage services;
- 2) Maximum number of adult day care customers in R-1 zoning is ten;
- 3) O-2 zoning does not limit the number of adult day care customers, but applicant will need to comply with State of Arizona requirement; and
- 4) Rezoning efforts do not inhibit a property owner from pursuing the Community Corridors Tool (CCT), but note that a project still needs to meet CCT requirements in order to qualify.

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The applicant also informed the Planning Commission on their intention to accommodate close to 50 adult day care clients, unless the Fire Department restricts the number.

Recommendation – Staff recommends that the Planning Commission recommend approval of 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).

Attachments:

- A: Location and Aerial Maps
- B: Preliminary Development Plan
- C: Applicable Land Use Policy Direction
- D: Current 12th Avenue-Valencia Road Area Plan’s Conceptual Land Use Map
- E: Proposed 12th Avenue-Valencia Road Area Plan’s Conceptual Land Use Map
- F: Neighborhood Meeting Packet
- G: Design Compatibility Report