



# MEMORANDUM

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DATE: March 24, 2026  
For April 9, 2026 Hearing

TO: Linus Kafka  
Zoning Examiner

FROM: Koren Manning  
Planning & Development Services  
Director

SUBJECT: REZONING – PLANNING & DEVELOPMENT SERVICES REPORT  
TP-ENT-1025-00018 - 402 & 430 W Medina Rd  
R-1 to O-2 (Ward 1)

**Issue** – This is a request by Kaeko, Inc. to rezone two-parcels at 402 and 430 W Medina Rd from the R-1 Urban Residence zone to the O-2 Office zone. The parcels are located approximately 330-feet east of S 12<sup>th</sup> Avenue on the north side of W Medina Road. The applicant is seeking to increase the number of allowed clients at the existing Adult Day Care business (Lot 1) and convert an existing single-family residence (Lot 2) to an Administrative and Professional Office. Existing structures are present on both Lots 1 & 2 under the current R-1 zoning with recent improvements completed on Lot 1 for Adult Day Care including pedestrian access, landscaping, and parking.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of the rezoning to the O-2 Office zone, subject to the attached preliminary conditions.

**Neighborhood Meeting** – On August 25, 2025, the applicant held a neighborhood meeting at the Valencia Road Library located at 202 W Valencia Rd. The meeting was noticed by mailers sent out two weeks in advance to property owners, within 400 feet, as well as to all registered neighborhood associations, within one mile of the property. The mailing labels were provided by the Planning and Development Services Department using Pima County Assessor’s parcel data. Based on the Sign-In-Sheet for August 25, 2025, neighborhood meeting, five (5) neighbors attended the meeting including representatives from the Barrio Nopal Neighborhood Association. The applicant’s team as well as three (3) City of Tucson Planning & Development Services Department employees were also present.

At the August 25, 2025 meeting three primary issues were raised by the residents at the neighborhood meeting: 1) potential lack of notification regarding a separate and unaffiliated project in the area, 2) address distribution not including Barrio Nopal NA, and 3) and concern about property taxes in the area that may be impacted as result of the proposed project.

The first issue is regarding the construction of an apartment building immediately west of the rezoning site along 12<sup>th</sup> Avenue. The apartment buildings are a separate project from the proposed rezoning. The construction of the apartment building is allowed by right of the C-1 zone and did not require public notification.

The second issue had to do with the neighborhood association mailing list for project notification of the neighborhood meeting. 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 neighborhood associations.

The third issue which was communicated via e-mail before the meeting from a resident in the area was related to the concurrent plan amendment to the 12<sup>th</sup> Avenue – Valencia Area Plan to allow for the O-2 zoning (TP-AMD-1025-00001). Their concerns had to do with how the rezoning would affect their property tax. The subject of property tax was brought up and discussed at the meeting. There was a consensus that there would be no direct impact on taxes for the other residents as result of the rezoning of 402 and 430 West Medina Rd.

Overall, there was very little concern regarding the proposed rezoning project.

### **Background Information**

#### Existing Land Use:

Currently occupied adult day care facility building (Lot 1); Existing Administrative Office Building (Lot 2)

#### Zoning Descriptions:

*Existing:* R-1 Urban Residence: Provides for urban, low density, single family, residential development together with schools, parks, and other public services.

*Proposed:* O-2 Office: Provides for office, medical, civic, and other land uses that provide reasonable compatibility with adjoining residential uses.

#### Surrounding Zones and Land Uses:

North: R-1 Urban Residence  
South: R-1 Urban Residence  
East: R-1 Urban Residence  
West: C-1 Commercial & R-1 Urban Residence

The following land uses exist around the project location.

North: Church  
South: Utility Substation  
East: Single-family dwellings  
West: Multiple-family dwellings

#### Previous Cases on the Property: None

Related Cases: TP-AMD-1025-00001 - This is a request by the applicant 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 (O-1 and O-2) to allow Adult Day Care and Administrative and Professional Office uses.

**Applicant's Request** – The applicant proposes a rezoning of two parcels from R-1 Urban Residence to O-2 Office to increase the number of allowed persons in the existing Adult Day Care use on the western lot (Lot 1) and convert an existing single-family residence into an Administrative and Professional Office on the eastern lot (Lot 2).

**Planning Considerations** – 2025 *Plan Tucson* and the 2001 *12<sup>th</sup> Avenue-Valencia Road Area Plan* provide policy direction for the rezoning site.

**2025 Plan Tucson** – In 2025 *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.

### **Project Background**

The applicant's Preliminary Development Plan (PDP) depicts the westerly parcel (Lot 1) as an existing Adult Day Care facility totaling 6,080 square feet with an existing 5-foot-high CMU perimeter wall along the west and north property lines, along with 6 improved parking spaces, and trash collection. The existing Adult Day Care Facility, which is allowed in the R-1 zone, proposes to increase the number of clients (unlimited subject to maximum occupancy codes). In order to increase the number of clients, the site needs O-2 zoning.

The applicant's submitted PDP depicts the easterly parcel (Lot 2) as a new proposed use of Administrative and Professional Office uses, with the conversion of an existing 1,700 square-foot single-family residence and existing 1,200 square-foot accessory structure. There is an existing 5-foot-high CMU perimeter wall along the west and north property lines, with proposed construction of 20 new parking spaces, trash collection, and a 10-foot landscape buffer along W Medina Rd and S Lundy Ave.

The PDP shall require shared parking between the two parcels in accordance with the recommended preliminary conditions.

### **Design Considerations**

Land Use Compatibility – The Project site is currently zoned R-1 Urban Residence, and the prevalent zoning pattern along W Medina Rd and immediate surrounding roads is R-1 to the north, south, and east with C-1 immediately to the west.

The existing land uses in the immediate vicinity of the project are residential dwellings to the east, an existing utility substation to the south, and a church use to the north, with apartment buildings under construction to the west.

Rezoning the subject site from R-1 to O-2 will accommodate the applicant’s proposal to increase the number of residents at an existing 6,080 square-foot Adult Day Care facility and to convert the use of a former 1,700 square-foot single-family residence and existing 1,200 square-foot accessory structure to Administrative and Professional Offices. The Office Zone is considered a good transition zone between commercial and residential uses. The O-2 zone only allows office related uses and does not permit any commercial storage of materials on site, or the establishment of a workshop, or commercial vehicles.

Land use compatibility with surrounding land uses is also demonstrated by the Project since the Adult Care Facility and Administrative Professional Office are for operations during the day with no overnight occupancy.

The proposed O-2 zoning allows for maximum heights of 26 feet, similar to and consistent with the existing R-1 zone allowing heights up to 25 feet. The proposed rezoning facilitates the existing Adult Day Care facility and adaptive reuse of the existing residential office building along a key corridor with existing infrastructure and strong urban activity.

Land use compatibility can be further demonstrated with the existing approximate 6-foot-tall concrete masonry walls located along the north, east and west boundaries which will provide partial screening and buffering for the adjoining properties. Existing and future landscaping will also buffer surrounding properties. Newly improved driveways with existing and additional on-site parking being provided along W Medina Rd and S Lundy Ave will limit vehicular traffic to limited access points with no interior vehicle access between adjoining or nearby properties.

In addition, the property owner must record an Avigation Easement that discloses the existence and operational characteristics of the Tucson International Airport to future owners or tenants of the property and further conveys the right to the public to lawfully use the airspace above the property.

Design Compatibility – The proposed Preliminary Development Plan (PDP) depicts an existing 6,080 square foot Adult Day Care facility, with 13.4-foot-high building, and an existing former residence office building with storage shed at 13-feet in height. The existing building heights of 13.4 feet and 13.0 feet respectively are less than maximum building height limit of 26-feet allowed in the O-2 zone, with both buildings being compatible with the immediate vicinity including existing single-story residences and multifamily dwellings. The Adult Day Care facility building has sloped roofing with square pop-out architecture fronting W Medina Rd which provides visual relief. The proposed office (of an existing SFR) is compatible with existing single-family architecture across the street to the east and the immediate surrounding area.

The Adult Day Care facility and residence/office building are setback approximately 65-feet from W Medina Rd to the south, 20 feet from the west and east property lines, and 22-feet/26-feet from the north property boundary. The existing building setbacks exceed required setbacks of 0-feet and 10-feet or  $\frac{3}{4}$  the

height of the building walls per UDC's dimensional standards (Table 6.3-3. B) based on adjoining zones (R-1 and C-1). The varying setbacks and proposed on-site parking locations with enhanced landscaping provide site relief and mitigate any adverse impacts for the surrounding area.

The parking areas for the two parcels will be fully improved with required paving and landscape borders as depicted on the PDP. There will be twenty (20) off-street parking spaces provided (8 onsite spaces required and provided for Lot 2, and 14 spaces for Lot 1 through a shared parking agreement). The site will include hardscape including interior sidewalks and ADA path within the central portion of the parking lots, with bicycle parking provided. These parking-related improvements will improve design compatibility of the project to the area and mitigate any negative impact regarding vehicle parking needs.

Any future trash compacting, loading and unloading areas will be screened by a masonry wall and/or decorative fencing within the interior portions of the project.

Landscape planters intended for shrubs, cactus and trees as depicted on the PDP will also mitigate negative visual impacts to the surrounding area. Water harvesting techniques will also be integrated into the landscaping as required by code.

Defensible Space and Lighting – The site configuration and proposed building orientation align with defensible space techniques with lighting per code standards and separation between the commercial buildings. Additionally, adequate lighting and surveillance within commercial development will ensure intermediate areas between and behind buildings are safe.

Signage – Any existing or proposed signage on the property will be subject to the sign standards of the Unified Development Code.

Drainage/Grading/Vegetation – The property is relatively flat with existing drainage flowing from southeast to the northwest. The property is developed and located in an urbanized area and will be subject to site preparation and further drainage improvements. The project site is not located within a regulated floodplain and is not subject to a floodplain use permit. No riparian habitat or significant vegetation exists on the property.

Road Improvements – W Medina Rd, located along the southern edge of the project parcels, is a two-lane local roadway with a planned right-of-way (“ROW”) width of 60-feet per the City's *Major Streets and Routes (MS&R) Plan* map. Any future development will be required to be shown outside the future right-of-way line. S Lundy Rd is a local 50-foot right-of-way. The existing and proposed driveways will be conditioned to meet City standards. There are existing sidewalks along the NW corner of W Medina Rd and S Lundy Av where the two project parcels are located.

Landscaping and Screening – In the current condition there is no landscaping on Lot 2 other than a single tree. Site screening exists through use of screen walls on Lot 2. The proposed site plan for Lot 2 will include a 10' landscape buffer inside the property line, equating to about 3,500 square feet. A landscaping plan similar to the plan for Lot 1 will be provided that does not interfere with sight triangles at vehicle access points and is consistent with landscape standards as required by UDC 7.6.4.

Existing Utilities – The subject property is currently served by the Pima County Regional Wastewater Reclamation Department (RWRD). The site is within Tucson Water's obligated service area and is currently receiving service. Tucson Electric Power (TEP) is the electric utility provider for the area and supplies power to the subject property.

Cultural Resources – The property has been completely graded. It is not located within any historic district, and it is surrounded by existing development. If any cultural remains are discovered during ground-disturbing activities, the City Historic Preservation Officer will be consulted.

Conclusion – The proposed rezoning is consistent with, and supported by, the policy direction provided in *2025 Plan Tucson* and the *2001 12<sup>th</sup> Avenue-Valencia Road Area Plan*. Subject to compliance with the attached preliminary conditions, approval of the requested O-2 zoning is appropriate.

### PROCEDURAL

1. A development package in substantial compliance with the Preliminary Development Plan (PDP), dated October 22, 2025, and required reports, are to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (l) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”. The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during any future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains, and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

### LAND USE COMPATIBILITY

6. The existing masonry CMU walls shall be preserved along the north, west and portion of the east property lines. All existing walls shall be painted an earth-tone color.
7. Graffiti on walls or on any other location on site shall be removed within seventy-two (72) hours of discovery.
8. The Property site shall utilize reasonable passive rainwater harvesting techniques, such as water harvesting basins and desert-adapted vegetation, to enhance the proposed landscape and preserve water resources.

### EXISTING ROAD/VEHICULAR ACCESS/PEDESTRIAN CIRCULATION

9. All offsite improvements required with the development, such as street improvements, curb, sidewalk, and ADA ramps shall be coordinated with the City of Tucson's Department of Transportation.
10. A shared parking agreement shall be required between Lots 1 and 2.

### TUCSON AIRPORT AUTHORITY

11. The property owner must record an Avigation Easement that discloses the existence and operational characteristics of the Tucson International Airport to future owners or tenants of the property and further conveys the right to the public to lawfully use the airspace above the property. The Avigation Easement shall be recorded in a manner with the Pima County recorder which shall document it as having title liability. The content of such documents shall be according to the form and instructions provided. Any questions or concerns should be sent to [srobidoux@flytucson.com](mailto:srobidoux@flytucson.com) or to 520-573-4811.

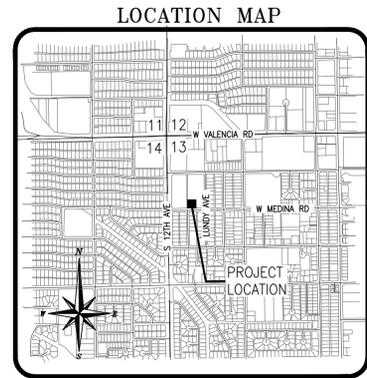
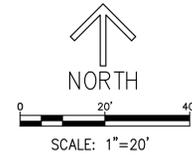
Scott Robidoux, Manager of Planning, C.M.  
Tucson Airport Authority  
7250 South Tucson Boulevard, Suite 300, Tucson, AZ 85756

### DRAINAGE

12. Balanced basin detention and first flush retention requirements would apply for the proposed development as directed by Site Engineering.

### RECLAMATION DISTRICT

13. Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.



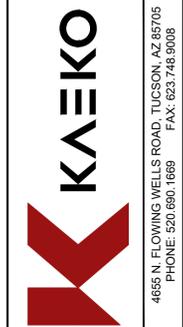
SCALE: 3" = 1 MILE  
T15S, R13E, SECTION 13  
G&SRM, PIMA COUNTY, ARIZONA

**OWNER**  
ESTHER HERNANDEZ  
402 W MEDINA RD  
TUCSON, AZ  
85706-6667  
520-940-1735  
RBARRADIN@ELECTRIC.COM

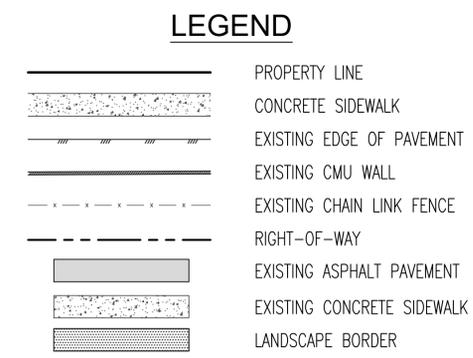
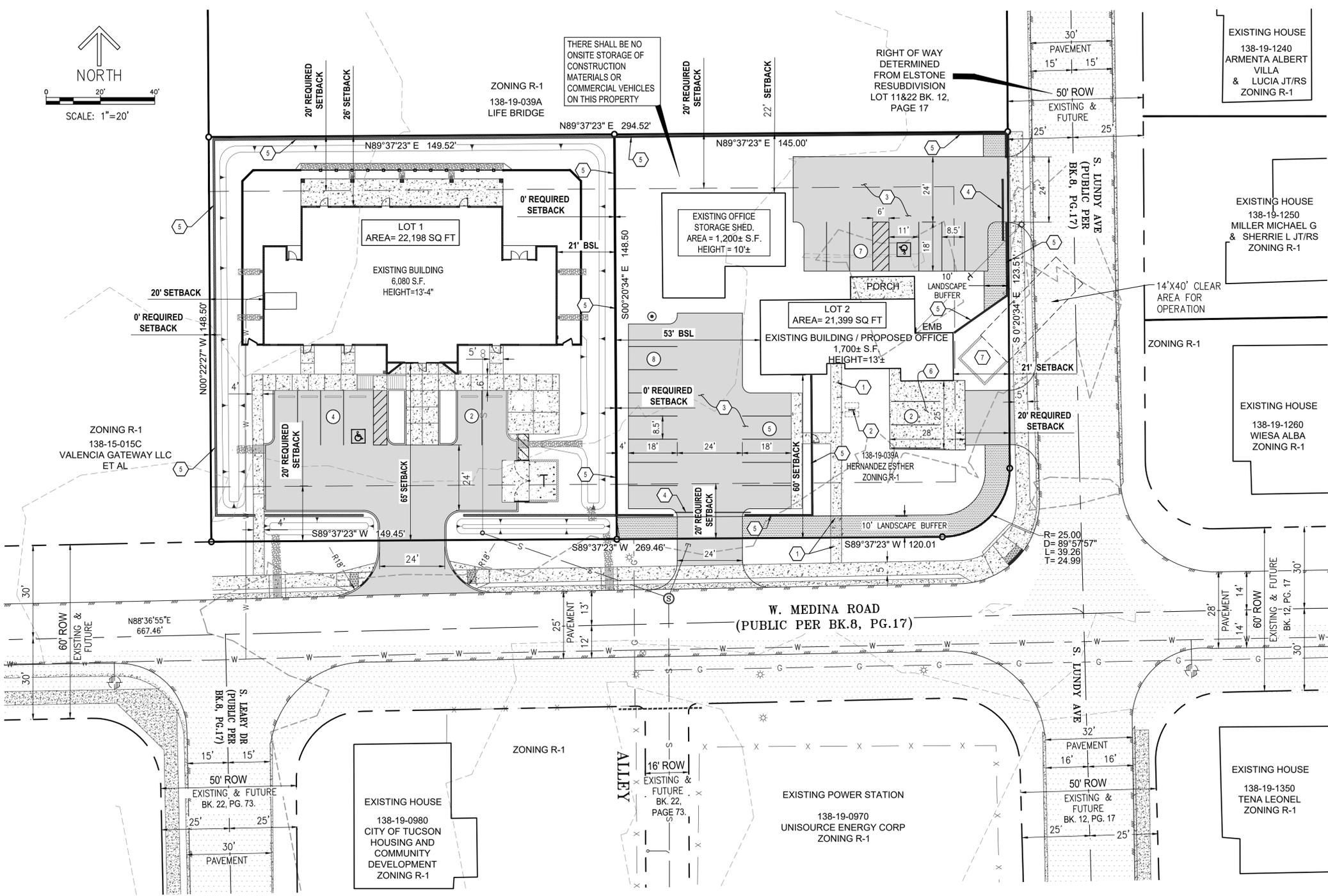
**ENGINEER**  
KAEKO  
4655 N. FLOWING WELLS ROAD  
TUCSON, ARIZONA 85705  
520-690-1669 X215  
CHARLES.MCFARLAND@KAEKO.COM

**REZONING SITE PLAN**  
FOR  
N1 ELECTRIC / ESTHER HERNANDEZ  
(402 WEST MEDINA ROAD, TUCSON, ARIZONA)  
AND  
SUNSHINE DITA ADULT DAY CARE FACILITY  
(430 WEST MEDINA ROAD, TUCSON, ARIZONA)

**DRAWN BY:** ALB  
**CHECKED BY:** NIC  
**DATE:** 04/22/25  
**SCALE:**  
**PROJECT #:** 7024027  
**PURPOSE:**



SHEET 1 OF 1  
SP-1



**FEMA FLOOD INFORMATION**  
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04019C2288L DATED JUNE 16, 2011 THE SUBJECT PROPERTY IS LOCATED WITHIN A CLEAR ZONE 'X'. A CLEAR ZONE 'X' IS DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN".

- SITE KEYNOTES**
- NEW 4' WIDE MIN. CONCRETE SIDEWALK.
  - NEW BICYCLE RACK SPACES.
  - NEW ASPHALT PAVEMENT PARKING LOT.
  - NEW 24' WIDE ROLLING GATE ENTRANCE.
  - EXISTING 5' HIGH CMU SCREEN WALL.
  - EXISTING CARPORT WITH 2 PARKING SPACES.
  - NEW SINGLE TRASH ENCLOSURE PER C.O.T. STANDARDS.

NOTE:  
COMMERCIAL LANDSCAPE AND SCREENING REQUIREMENTS WILL  
NEED TO BE MET UPON DEVELOPMENT PLAN SUBMITTAL.

**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.

**UDC PARKING CALCULATIONS - LOT 1**  
ADULT DAY CARE SERVICES TABLE 7.4.4.1  
1 SPACE PER 300 S.F. FLOOR AREA (6,080 / 300) = 20.27  
MOTOR VEHICLE PARKING REQUIRED:  
VEHICLE PARKING SPACES REQUIRED = 20 SPACES  
VEHICLE PARKING SPACES PROVIDED = 20 SPACES  
(6 SPACES PROVIDED ONSITE AND 14 SPACES PROVIDED IN LOT 2 THROUGH A SHARED PARKING AGREEMENT)

	REQUIRED	PROVIDED
HANDICAP (1:25 PARKING SPACE)	1	1
BICYCLE PARKING SPACES	REQUIRED	PROVIDED
SHORT TERM	2	2
LONG TERM	2	2
LOADING ZONE REQUIRED FOR RESIDENTIAL CARE SERVICES (12'X35'):		
EXISTING:	0 SPACES	
PROPOSED NEW:	0 SPACES	

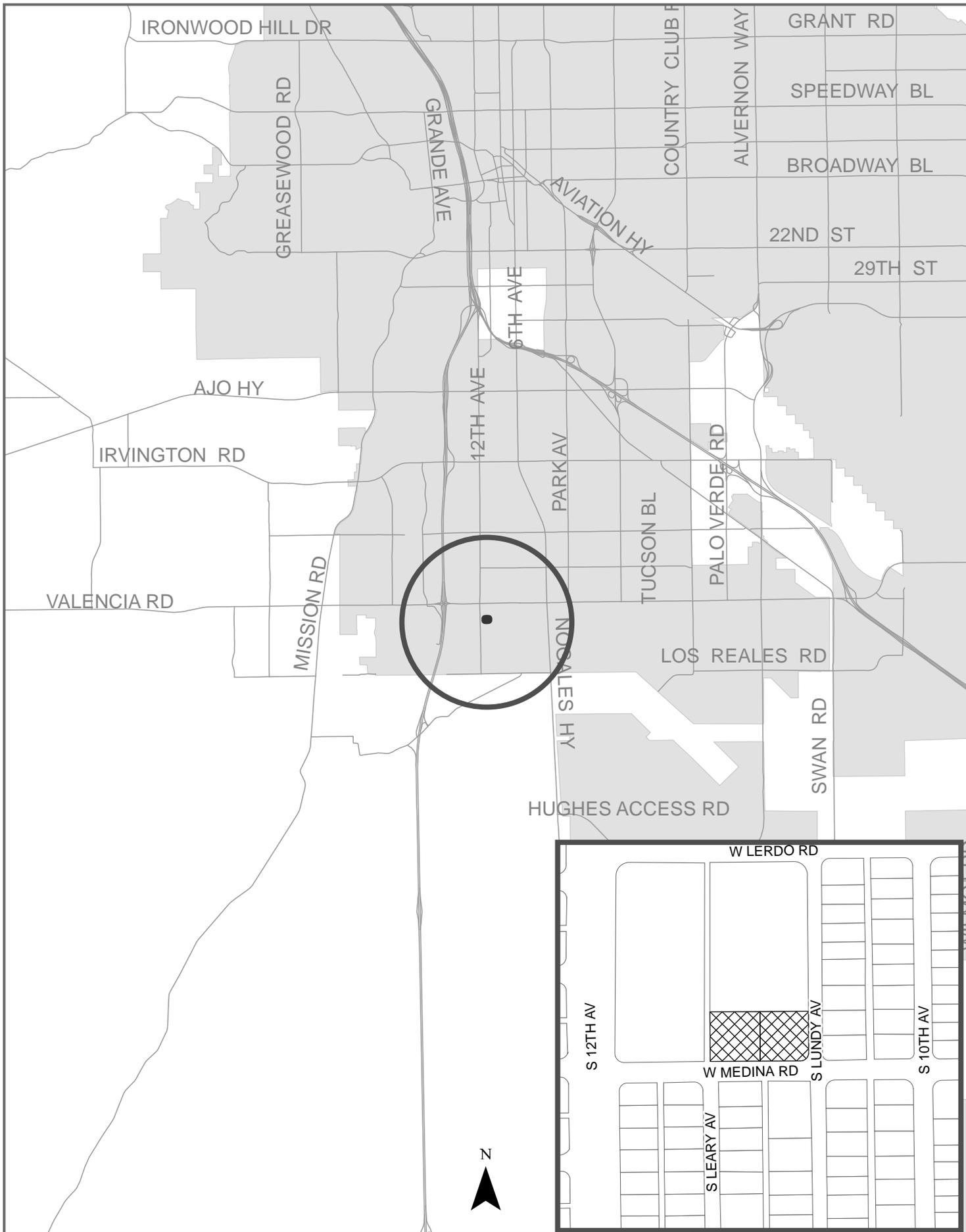
**LOT 2 PROJECT DATA**  
ADDRESS: 402 W. MEDINA ST  
APN: 138-19-2540  
EXISTING USE: SINGLE FAMILY RESIDENTIAL  
PROPOSED USE: ADMIN. OFFICE  
EXISTING ZONING: R-1 RESIDENTIAL  
PROPOSED ZONING: O-2 OFFICE  
REFUSE COLLECTION: CENTRALIZED ON-SITE.  
GROSS AREA: 21,399 S.F. (0.491 AC)

**UDC PARKING CALCULATIONS - LOT 2**  
O-2 OFFICE, 7.4.4.1  
MOTOR VEHICLE PARKING REQUIRED:  
1 PER 300 S.F. G.F.A. FOR OFFICE (1,700/300=5.67) = 6 SPACES  
2 SPACES MIN. PER OFFICE STORAGE = 2 SPACES  
VEHICLE PARKING SPACES PROVIDED: = 22 SPACES  
(8 ONSITE SPACES REQUIRED AND PROVIDED FOR LOT 2 NEEDS AND 14 SPACES FOR LOT 1 THROUGH A SHARED PARKING AGREEMENT)

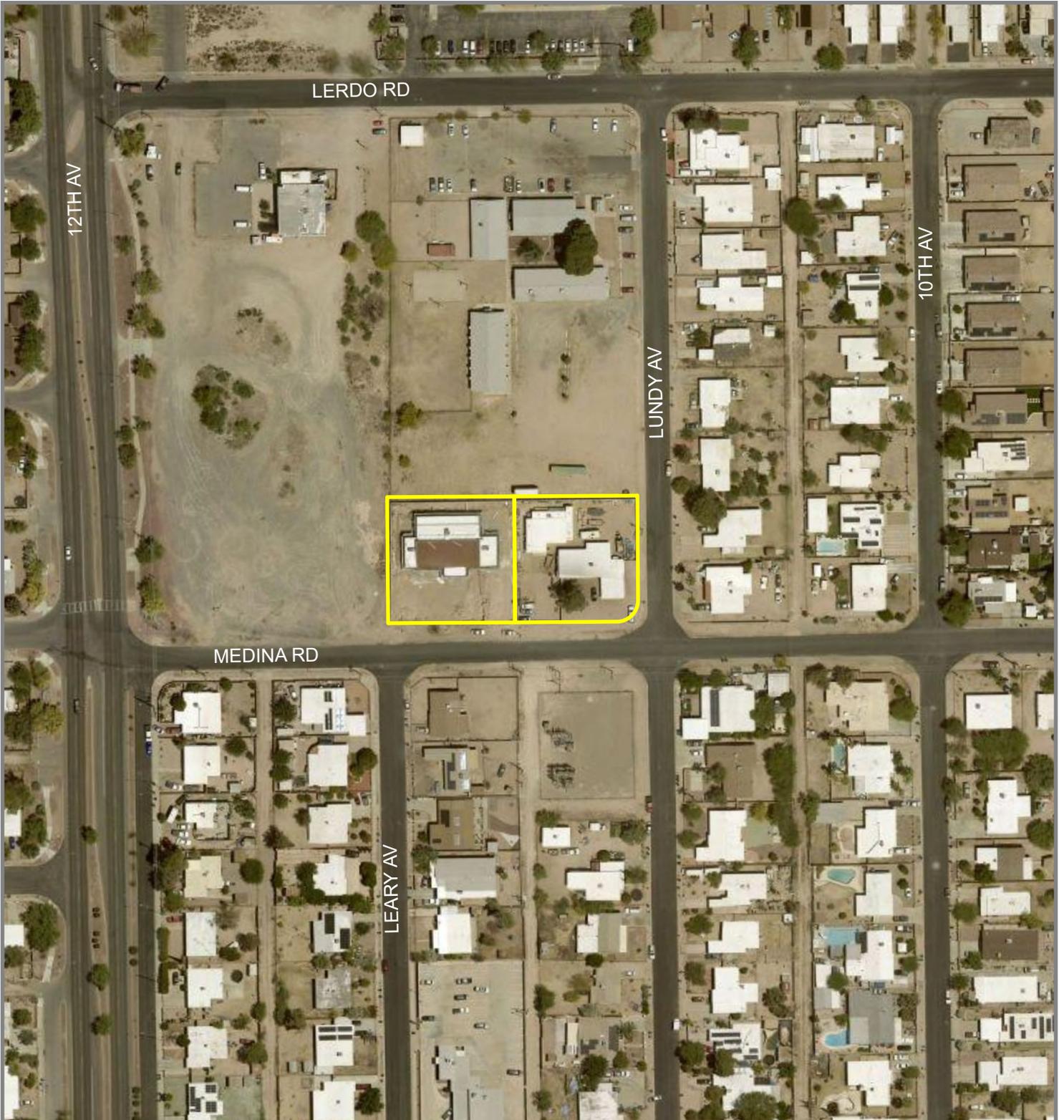
	REQUIRED	PROVIDED
HANDICAP (1:25 PARKING SPACE)	1	1
BICYCLE PARKING SPACES	REQUIRED	PROVIDED
SHORT TERM	2	2
LONG TERM	2	2
LOADING ZONE REQUIRED FOR COMMERCIAL, OFFICE:		
EXISTING:	0 SPACES	
PROPOSED NEW: (0 FOR <50,000 S.F. BLDG AREA)	0 SPACES	

**REZONING**  
Preliminary Development Plan  
TP-ENT- 1025-00018 Date 10/22/2025  
Planning & Development Services

# TP-ENT-1025-00018

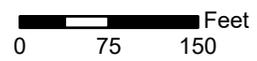


TP-ENT-1025-00018 - 402 and 430 W MEDINA RD



 Area of Rezoning

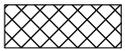
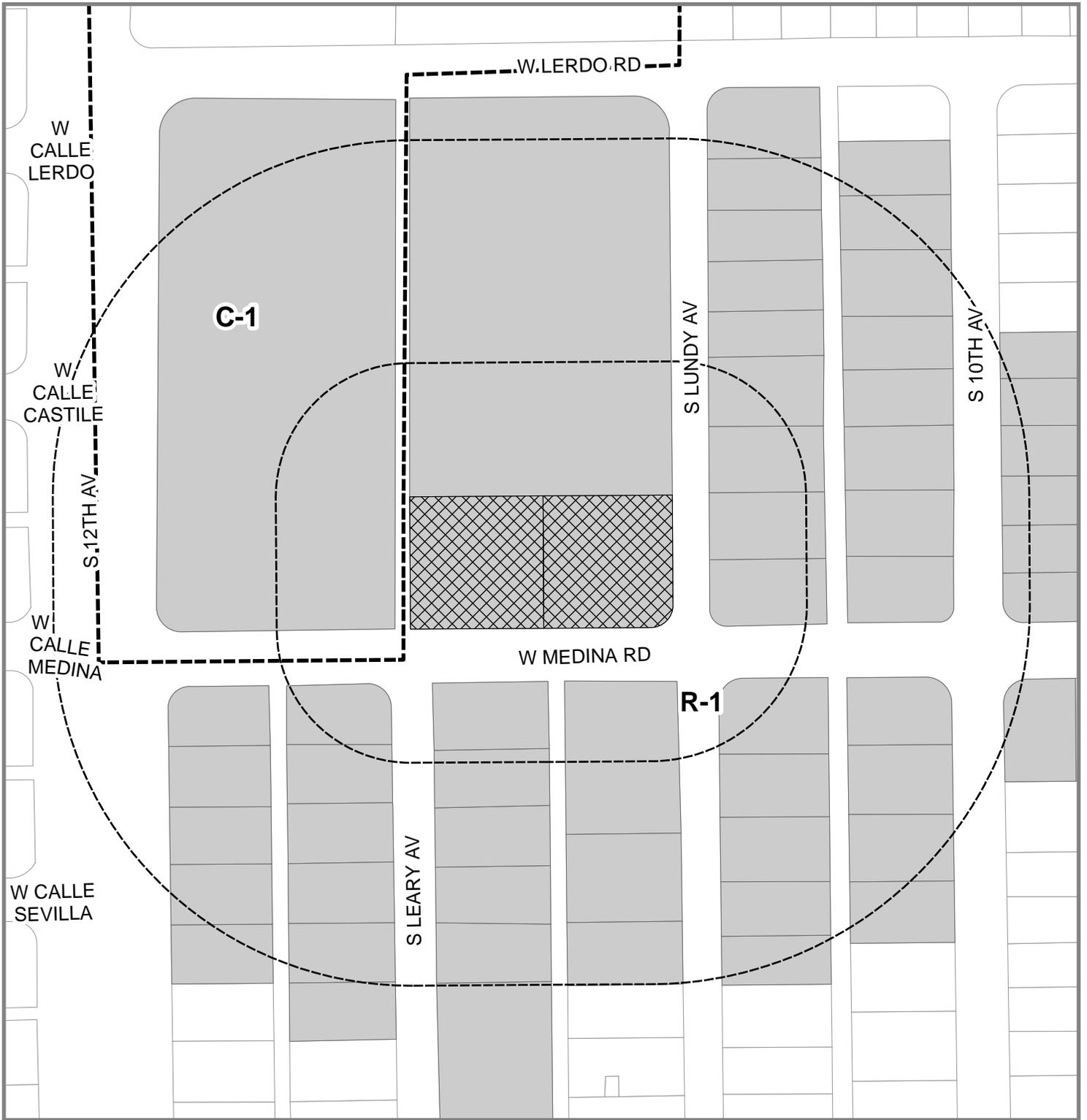
Address: 402 and 430 W MEDINA RD  
Base Maps: Twp.15S Range13E Sec. 13  
Ward: 1



1:1,933



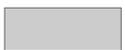
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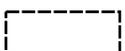
Area of Rezoning



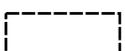
Zone Boundaries



Properties Notified

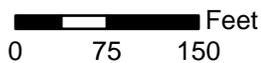


400' Notification Area



Protest Area (150 ft. Radius)

Address: 402 W MEDINA RD  
Base Maps: Twp. 1503 Range 1302 Sec. 13  
Ward(s): 1



1:1,878





Place  
Stamp  
Here

City of Tucson  
**Planning and Development Services Department**  
Entitlements Section  
201 N. Stone  
P.O. Box 27210  
Tucson, Arizona 85726-7210

TP-ENT-1025-00018 JO

Expose this flap - Affix stamp and return

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City of Tucson  
Planning and Development Services  
Department - Entitlements Section  
201 N. Stone Avenue  
P.O. BOX 27210  
Tucson, Arizona 85726-7210

TP-ENT-1025-00018 JO  
IMPORTANT REZONING NOTICE ENCLOSED