



# MEMORANDUM

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DATE: May 20, 2026  
For June 4, 2026 Hearing

TO: Jim Mazzocco  
Zoning Examiner

FROM: Koren Manning  
Planning & Development Services  
Director

SUBJECT: REZONING – PLANNING & DEVELOPMENT SERVICES REPORT  
TP-ENT-0426-00007 – 1637-1643 E Prince Rd  
O-3 to C-1 (Ward 3)

**Issue** – This is a request by The Planning Center to rezone one-parcel at 1637-1643 E Prince Rd from the Office O-3 zone to the Commercial C-1 zone. The subject parcel of 0.51 acres is located on the north side of E Prince Rd and is approximately 850 feet west of N Campbell Avenue. The purpose of the rezone from O-3 to C-1 zoning is to accommodate Personal Services (barber and beauty shops, nail salons, massage therapists, etc.) within an existing approximate 3,000 square foot building. The applicant is seeking a Direct Ordinance Adoption for the rezoning and has submitted a Minor Development Package (TD-DEV-0426-00112) since there are no proposed exterior improvements to the building, and only minimal parking area improvements being added such as pedestrian access striping, directional striping/signage, and minor landscaping enhancements.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of the rezoning to the C-1 Commercial zone, subject to the attached preliminary conditions.

**Neighborhood Meeting** – Brian Underwood and Siavash Habibi of The Planning Center hosted a Neighborhood Meeting via Zoom on April 2, 2026, with the property owners, Michelle Ruskin and Megan Orr (The Well Properties), and their representative, Daniel Sirgo, also present. No one else attended the meeting.

An email communication dated March 23, 2026 was received by one of the residential property owners located just north of the project. They wished to confirm that their existing access to their mailbox on the SE corner of the Well Properties would not be affected by the proposed rezoning. It was confirmed by the applicant that they would be able to access the existing parking lot to access their mailbox.

## **Background Information**

### Existing Land Use:

Existing commercial building with four (4) Suites

### Zoning Descriptions:

*Existing:* O-3 Office: Provides for mid-rise, office, medical, civic and select other uses that provide reasonable compatibility with adjoining residential uses.

*Proposed:* C-1 Commercial: Provides for low intensity, commercial and other uses that provide reasonable compatibility with adjoining residential uses.

### Surrounding Zones and Land Uses:

North: O-3 Office

South: R-1 Urban Residence

East: C-1 Commercial

West: O-3 Office

The following land uses exist around the project location.

North: Single-Family dwellings

South: Elementary School (F.O. Holaway Elementary)

East: Shopping Center

West: Multiple-family dwellings

Previous Cases on the Property: None

Related Cases: None

**Applicant's Request** – The applicant proposes Direct Ordinance Adoption Rezoning from O-3 to C-1 for Personal Services in the existing building on-site. Pedestrian striping and other accessible route improvements have been previously made, and the asphalt has been painted with one-way arrows. Upon rezoning approval, the requested C-1 zoning would be effectuated after site inspection of the recently completed improvements which will include new pedestrian striping, accessible route improvements, installation of three (3) additional canopy trees and one-way parking lot circulation signage, in accordance with the recommended PDP and Preliminary conditions.

**Planning Considerations** – 2025 *Plan Tucson* and the *Northside 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.

**Northside Area Plan (NAP)** – The Property is located within the Campus Farm Subarea of the NAP. The following NAP policies support the rezoning proposal:

Policy 5: Ensure well-designed nonresidential development by:

- a. Minimizing the number of vehicular access points.
- b. Providing common access points and parking, integrated vehicle and pedestrian circulation systems, and other amenities in common with adjacent nonresidential developments.
- c. Promoting consolidation of abutting parcels for new, nonresidential uses to allow for adequate buffering of adjacent residential development.
- d. Requiring appropriate design elements and buffering techniques during the rezoning and associated development review processes to ensure the sensitive design of nonresidential developments on established neighborhoods. These elements must be shown on rezoning concept plans and developments plans (see General Design and Buffering policies).

Campus Farm Design Guidelines:

1.a. limit new non-residential development not to exceed 26 feet; the existing building is approximately 20 feet in height and complies with Policy 1.a.

6. Discourage business activities that generate excessive noise, light, and traffic impacts on the interior neighborhood during the period from 9 p.m. to 6 a.m.

The following policies from the Northside Area Plan support the rezoning.

1. Limit building heights to retain the existing low-density residential character of the neighborhood and to protect the privacy and views of adjacent, existing residences. At the time of rezoning application or development review, elevations to demonstrate transition of building heights where adjacent to existing residential uses should be submitted.
  - a. Limit new nonresidential development to one story, not to exceed 26 feet, to include all roof features such as parapets, gables, and chimneys, and to be measured from design grade.
  - b. Require new residential developments with more than one story to use a variety of rooflines, a clustered design, or a mix of one and two stories within the development. One-story structures should be located along the perimeter of parcels adjacent to existing low rise or one-story residential uses.

The proposed rezoning of the property is not accompanied by a proposed redevelopment plan for the site. The existing single-story building will continue to be used as it has been over the last several decades. By maintaining this building, this rezoning will help retain the existing character

of the neighborhood while permitting additional uses that can serve the surrounding neighborhood with no change in impact to properties within the Campus Farm subarea

### **Project Background**

The applicant is requesting to rezone the subject site from O-3 to C-1 to allow for Personal Service type use within an existing approximate 3,000 square foot building located on a 0.51-acre site. According to the applicant, an existing salon and massage therapist already operate with the existing building, and the request is for an additional massage therapist to be located there.

Personal Service land uses are not currently permitted in the Office O-3 zone. The rezoning is necessary to the Commercial C-1 zone to allow a Personal Service land use which are identified under UDC Section 4.8.6 Permitted Uses: Commercial and Mixed-Use Zones.

### **Design Considerations**

Land Use Compatibility – The Project site is currently zoned O-3 Office, and the prevalent zoning pattern along E Prince Rd consists of O-3 to the north and west, C-1 to the east, and R-1 to the south. The surrounding zoning to the east is within the C-1 zone which compliments the potential rezoning to C-1 on the project site. The R-1 zone is located to the south across E Prince Rd which acts as a buffer. E Prince Rd is designated within a Major Streets & Routes Overlay as an Arterial Road.

The existing land uses in the immediate vicinity of the project are single-family residential to the north, multi-family residential dwellings to the west, an existing elementary school to the south across E Prince Rd, and a commercial retail center to the east.

Rezoning the subject site from O-3 to C-1 will accommodate the applicant's proposed Personal Services Land Use (barber and beauty shops, nail salons, massage therapists, etc.) which have been currently operating in the O-3 zone. The Commercial C-1 Zone is a less intensive commercial zone between the adjacent R-1 zone across E Prince Rd, surrounding O-3 zones and matches immediately adjacent C-1 zoning to the east. The C-1 zone only allows for low intensity, commercial and other uses that are compatible with adjacent residential uses and commercial uses.

The proposed C-1 zoning allows for maximum building heights of up to 30-feet, however, the existing 20-foot single-story building is similar in height to buildings on neighboring properties to the north and west of the site which are single-story. By maintaining the existing height of the building, this property serves as a transition between the neighboring commercial property at the corner of Prince Road and Campbell Avenue and shorter buildings to the west. The proposed rezoning will facilitate the existing commercial office building with Personal Services along a key corridor with existing infrastructure and strong urban activity.

Land use compatibility can be further demonstrated with the existing 5-foot-tall chain-link fence with privacy slates located along the east and west boundaries, and existing 5-foot wooden fence remaining on the northerly boundary which will provide partial screening and buffering for the

adjoining properties. Additional landscaping with three (3) additional trees will also buffer adjacent land along the western lot line and interior landscape island near the street frontage.

No significant change in intensity is proposed for the property, as the potential for future personal service uses occupying space at this location will depend on their ability to operate within the current building. Additionally, the C-1 zone is defined as providing for low-intensity commercial and other uses that are compatible with adjacent residential uses.

Land use compatibility with surrounding land uses is also demonstrated by the Project since the existing Personal Service uses are for operations during the day with no 24-hour occupancy.

Design Compatibility – The proposed Preliminary Development Plan (PDP) depicts an existing commercial building of approximately 3,000 square feet with four individual suites of approximately 750 square feet each. The Personal Services building is square shaped with a setback of approximately 95-feet from E Prince Rd. The existing commercial building is single story and is compatible with existing single-story multi-family residential architecture to the north and west, and the existing Family Dollar commercial building immediately to the east.

The proposed Personal Services building exceeds 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) required in the proposed C-1 zone. Existing building setbacks are approximately 25-feet from the north property line (O-3), 17.5 feet from the east property line (C-1), 20-feet from the west property line (O-3), and 95 feet from the south property line. The existing setbacks with centralized building location and existing on-site parking locations with enhanced landscaping provide site relief and mitigate any adverse impacts to the surrounding area.

The parking areas for the parcel are fully improved with required paving and landscape borders as depicted on the PDP. A minimum of 10 parking spaces (1 per 300 square feet of gross floor area) are required based on a 3,000 square foot building. There are approximately 26 parking spaces currently provided exceeding minimum parking requirements.

Additional parking lot improvements such as pedestrian striping across the drive aisle being expanded to a minimum of 16-feet in width where adjacent to the accessible parking stalls, one-way directional signs being installed at the driveway curb cuts, and additional canopy trees on site being connected to the existing irrigation system will improve design compatibility of the project to the area and mitigate any negative impact regarding vehicle parking needs.

Additionally, existing low-profile monument signage near the street frontage will remain and is compatible with the area. Existing trash compacting, loading and unloading areas are screened from adjoining properties by existing fencing at the north-east portion of the project.

The current site design already contributes to reducing the urban heat island effect. Several canopy trees are located on site, including along the eastern boundary, within the parking island at the center of the property, adjacent to E Prince Road, and in planting areas adjacent to the front facade of the

building. This collection of canopy trees helps shade the parking areas, enhancing design compatibility.

Drainage/Grading/Vegetation – The property is relatively flat with 2,370- and 2,372-foot contour lines with existing hardscape and landscape planters. Drainage is addressed by existing street improvements, curbing, and landscape planters. The property is developed and located in an urbanized area. 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.

Existing Roads – E Prince Rd, located along the southern edge of the project parcel, is the project site’s only access, and is a four-lane arterial roadway with a planned right-of-way (“ROW”) width of 100-feet per the City’s *Major Streets and Routes (MS&R) Plan* map. The existing entrance/exit driveways will remain as constructed. Additionally, there is an existing fully improved sidewalk along E Prince Rd. There will be no additional street improvements required.

Landscaping and Screening – Since no building improvements to the existing site are planned, landscape and screening will be limited to what is currently provided on site, with the addition of new canopy trees tied to the existing irrigation system. A landscape border featuring native vegetation exists along the south boundary, with additional landscape plantings along the east and west boundaries. While a 10-foot landscape border with a five-foot screen is required along the west side of the property, screen fencing already sits along the property line, along with vegetation and utilities, separating the adjacent multifamily apartment building from the existing site.

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 and improved. It is not located within any historic district, and it is surrounded by existing development. If any cultural remains are discovered during any site 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 Northside Area Plan*. Subject to compliance with the attached preliminary conditions, approval of the requested C-1 zoning is appropriate.

### PROCEDURAL

1. A development package in substantial compliance with the Preliminary Development Plan (PDP), dated April 22, 2026, 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 (I) 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 site-specific Code requirements and conditions of rezoning.

### LAND USE COMPATIBILITY

6. Graffiti on walls or on any other location on site shall be removed within seventy-two (72) hours of discovery.
7. The Property site shall utilize reasonable passive rainwater harvesting techniques, such as desert-adapted vegetation, to enhance the proposed landscape and preserve water resources.

8. Per rezoning site review, only the following development standards apply for this existing improved site:
  - A. The pedestrian striping across the drive aisle shall be expanded to a minimum of 16-feet in width where adjacent to the accessible parking stalls, connecting the eastern accessible parking space to the accessible curb opening.
  - B. One-way directional signs shall be installed in the parking lot.
  - C. The easterly curb-cut shall have a driveway “entry” sign installed.
  - D. The westerly curb-cut shall have a driveway “exit” sign installed.
  - E. Add three (3) additional canopy trees on site to be connected to the existing irrigation system.
    - o Require 2 new Desert Willow trees at the central parking area planting strip and 1 Texas Live Oak “Joan Lionetti Oak” tree along the western property line planting island. The trees will be watered with the existing underground drip irrigation. These trees will provide needed additional shade to the asphalt parking and PAAL areas.

#### RECLAMATION DISTRICT

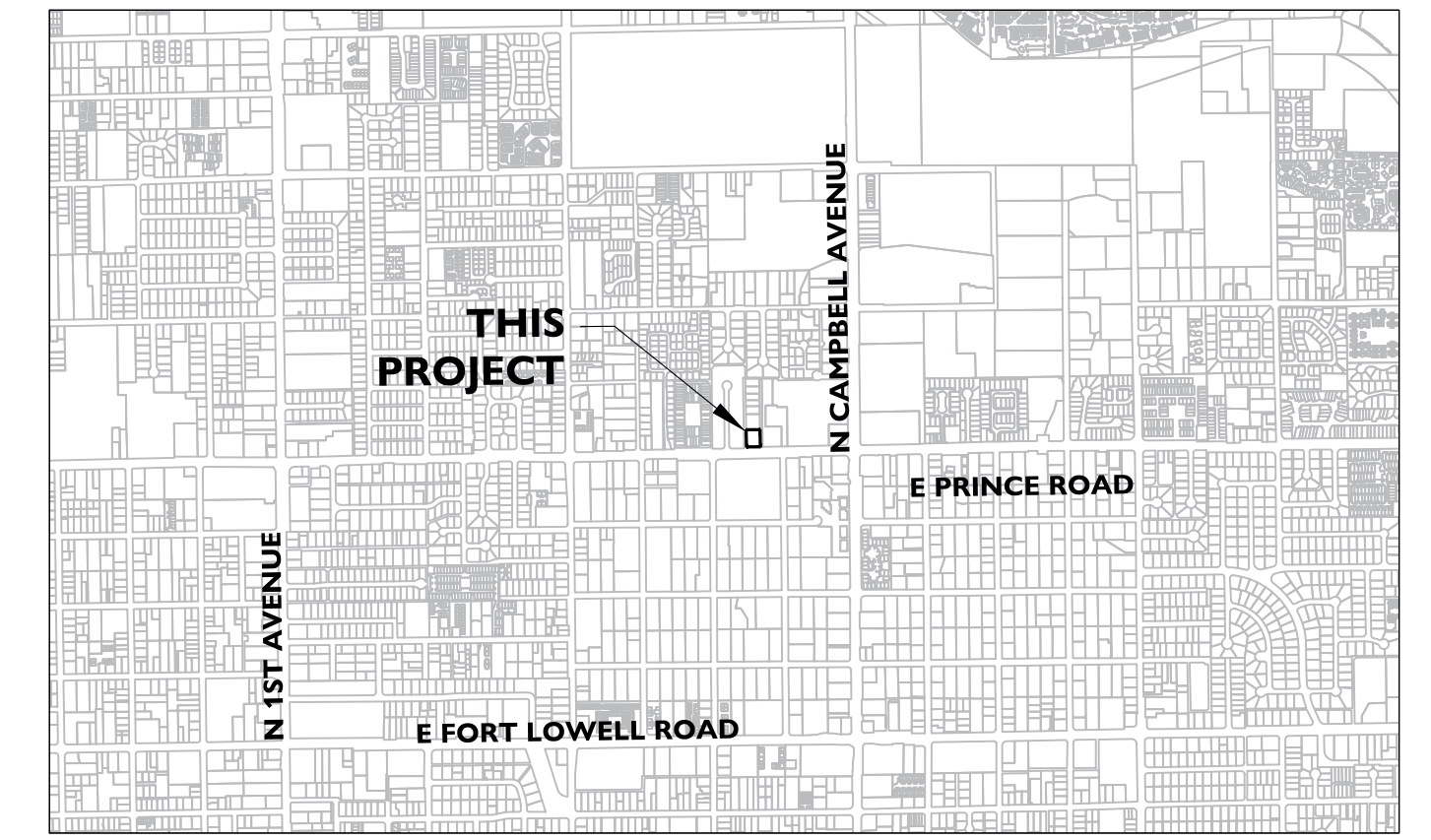
9. Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more 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.

# THE WELL PROPERTIES

MINOR DEVELOPMENT PLAN PACKAGE

DP-26XX

**SPECIAL EXCEPTION**  
 Preliminary Development Plan  
 TP-ENT-0426-00007 Date 5/19/26  
 Planning & Development Services



**LOCATION MAP**  
 TOWNSHIP 13 S, RANGE 14 E, SECTION 30  
 PIMA COUNTY, ARIZONA  
 SCALE: 3"=1 MILE

**SCOPE OF WORK:**

The project proposes the formal establishment of a personal service uses within the existing building constructed in 1976. No changes to the building's exterior or structure are proposed with this request. All existing site improvements, including access, parking, circulation, drainage, and utilities, will remain unchanged and continue to function in their current condition. The only site enhancement included with this Minor Development Package is the installation of two new canopy trees, which will be connected to the existing irrigation system, and the installation of enter/exit and one-way directional signage.

**SITE INFORMATION:**

Assessor's Parcel Number: 113-01-146D  
 Legal Description: E130.78 N168.75' S218.75' W2 SE4 NE4 .51 AC SEC 30-13-14  
 Address(es): 1637, 1639, 1641, 1643 E Prince Road Tucson, AZ 85719  
 Site Area: 0.51 acres  
 Existing Structure: 3,237 SF  
 Existing Zone: O-3 (Office Zone)  
 Existing Use: Personal Services  
 Proposed Zone: C-1 (Commercial)  
 Proposed Use: Personal Services  
 Proposed Structure: 0 SF  
 Proposed Lot Coverage: N/A

**APPLICABLE USE-SPECIFIC STANDARDS:**

4.9.4.T.1 and 4.9.13.O

**VEHICLE PARKING CALCULATIONS:**

Required Parking Spaces (1 per 300 square feet GFA): 11 Parking Spaces  
 Existing Parking Spaces Provided: 26 Parking Spaces

**BICYCLE PARKING CALCULATIONS:**

Required Short-Term Parking Spaces (1 per 5,000 GFA): 2 Parking Spaces  
 Required Long-Term Parking Spaces (1 per 12,000 GFA): 2 Parking Spaces  
 Existing Bicycle Parking Spaces Provided: 0 Parking Spaces (per UDC 3.3.3.H)

**DRAINAGE NOTES:**

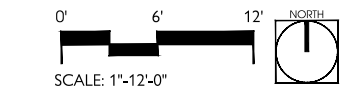
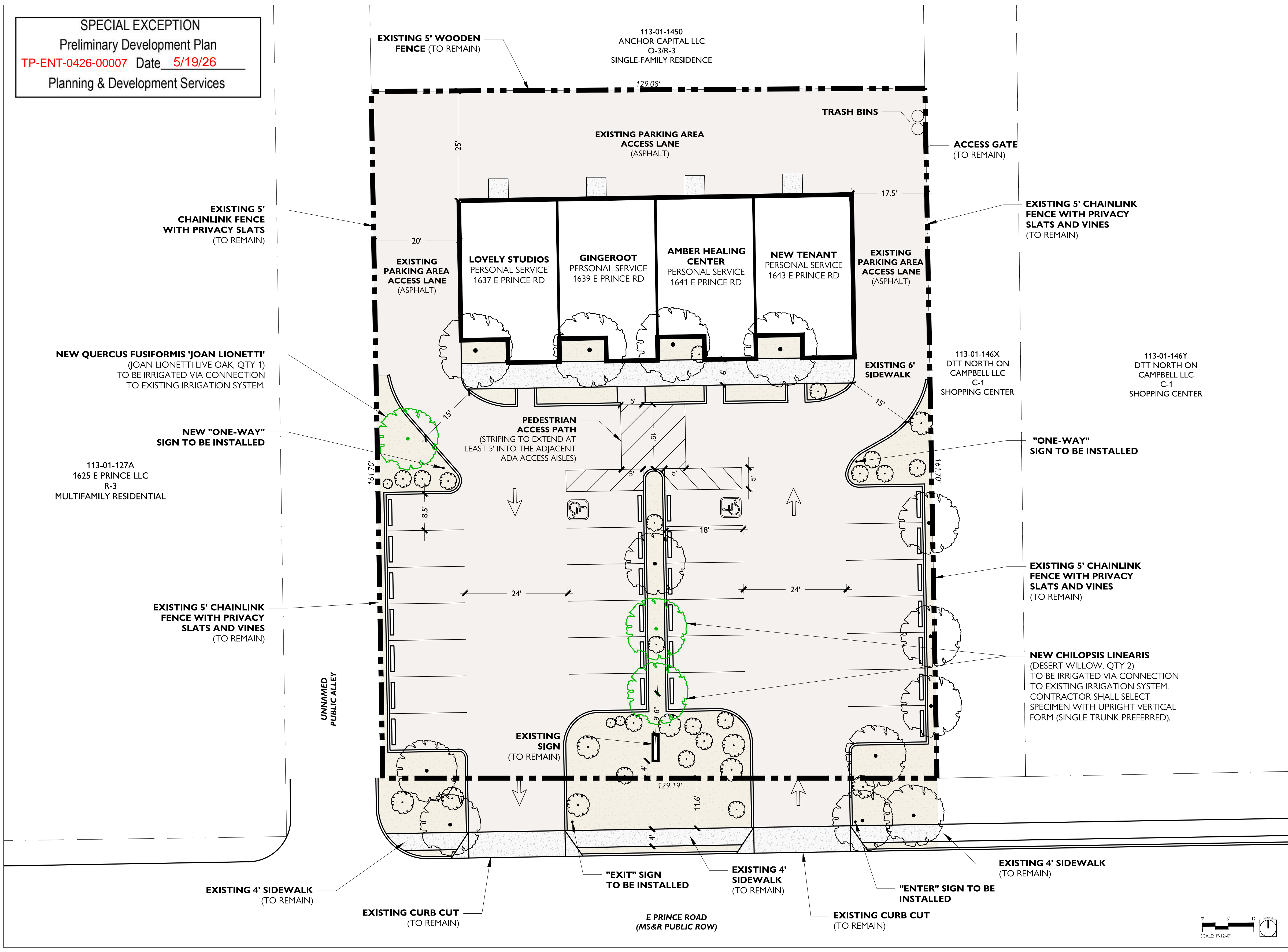
The developer, any successors and assigns, will hold the City of Tucson, its officers, employees, and agents harmless from any and all claims for damages related to the use of this development as shown hereon, now and in the future, by reason of flooding, flowage, erosion, or damage caused by water, whether surface flood or rainfall. Drainage will remain in its natural state and will not be altered, disturbed, or obstructed other than as shown on this site plan.

**LEGEND:**

- Property Boundary
- Existing Asphalt
- Existing Concrete
- Existing Ground Cover
- Parcels
- Existing Vegetation
- New Trees (qty 3)  
(See Plan for Species; Alternative Species shall require PDSD approval.)

**SHEET INDEX:**

Cover (This Sheet) DP-1



**THE PLANNING CENTER**  
 PLANNING | LANDSCAPE ARCHITECTURE

PROJECT: WPL-01  
 DATE: 05/19/26  
 DRAWN BY: LW  
 CHECKED BY: BU

CALL TWO WORKING DAYS BEFORE YOU DIG  
 602-263-1100  
 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

OWNER OF RECORD:  
 THE WELL PROPERTIES  
 2910 N SWAN ROAD, #105  
 TUCSON, AZ 85712  
 TEL: 520-369-9263

APPLICANT:  
 THE PLANNING CENTER  
 ATTN: BRIAN UNDERWOOD  
 2 E CONGRESS STREET, #600  
 TUCSON, AZ 85701  
 TEL: 520-209-2628

REGISTER PROFESSIONAL:  
 THE PLANNING CENTER  
 ATTN: DANIEL BRADSHAW  
 2 E CONGRESS STREET, #600  
 TUCSON, AZ 85701  
 TEL: 520-209-2630

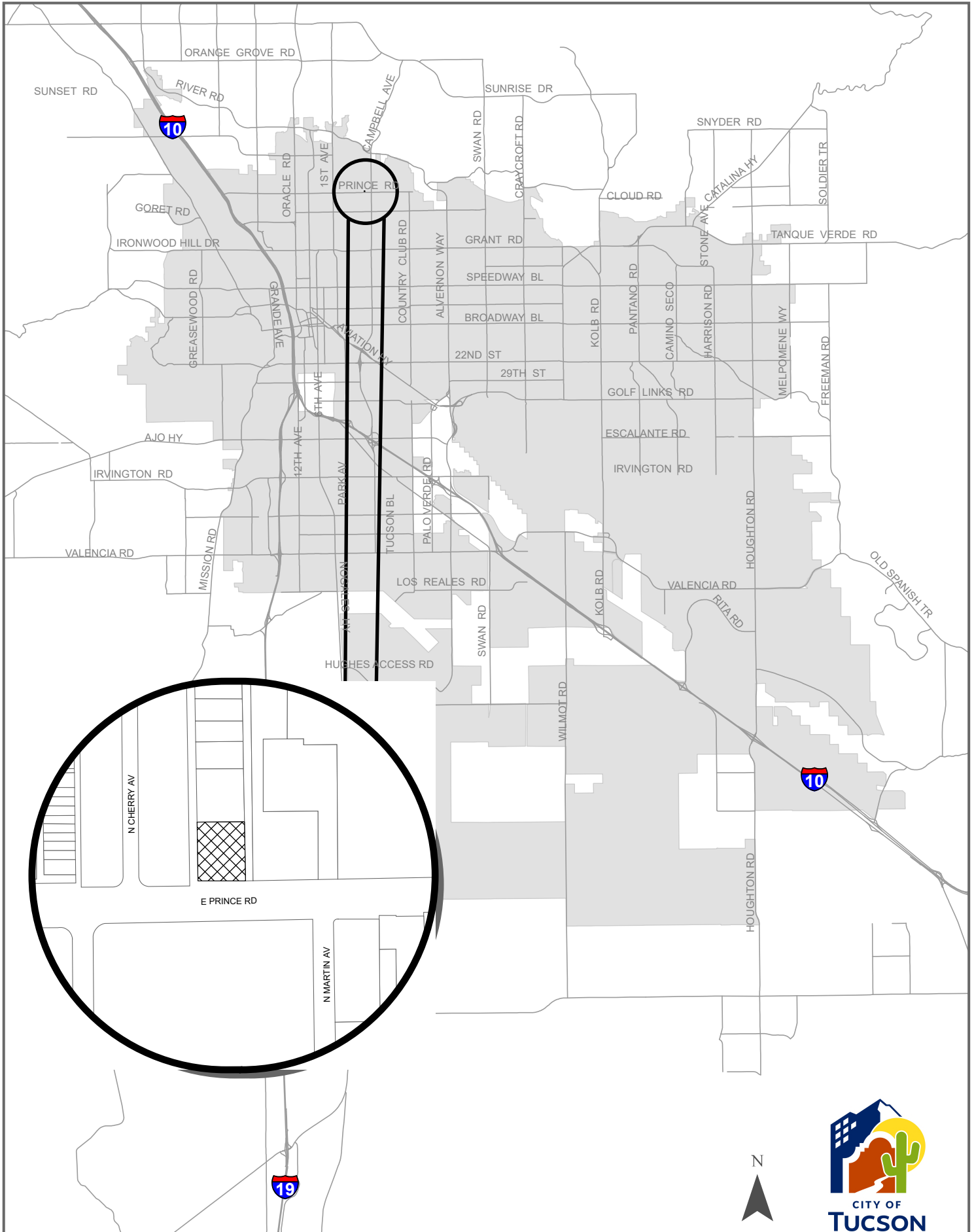


**MINOR DEVELOPMENT PLAN PACKAGE**  
**THE WELL PROPERTIES**  
 1637, 1639, 1641, & 1643 E PRINCE RD  
 TUCSON, AZ 85719  
 E130.78 N168.75' S218.75' W2 SE4 NE4  
 .51 AC SEC 30-13-14

CASE NO: DP-26XX  
 REFERENCE: ---  
 DP-1 OF 1

PROJECTS: WPL-01, LAUCCAD, WORKING DRAWINGS: WPL-01\_DP\_051926.DWG, 05/19/2026, 5:05 PM, DBRADSHAW  
 THE USE OF PLANS PREPARED BY THE PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR PART WITHOUT THE EXPRESSED WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT IS PROHIBITED. TITLE TO THESE CONCEPTS AND PLANS REMAIN WITH THE LANDSCAPE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT THE PERMISSION FROM THE PLANNING CENTER.

TP-ENT-0426-00007 - 1641 E PRINCE RD

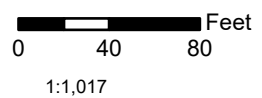


TP-ENT-0426-00007 - 1641 E PRINCE RD

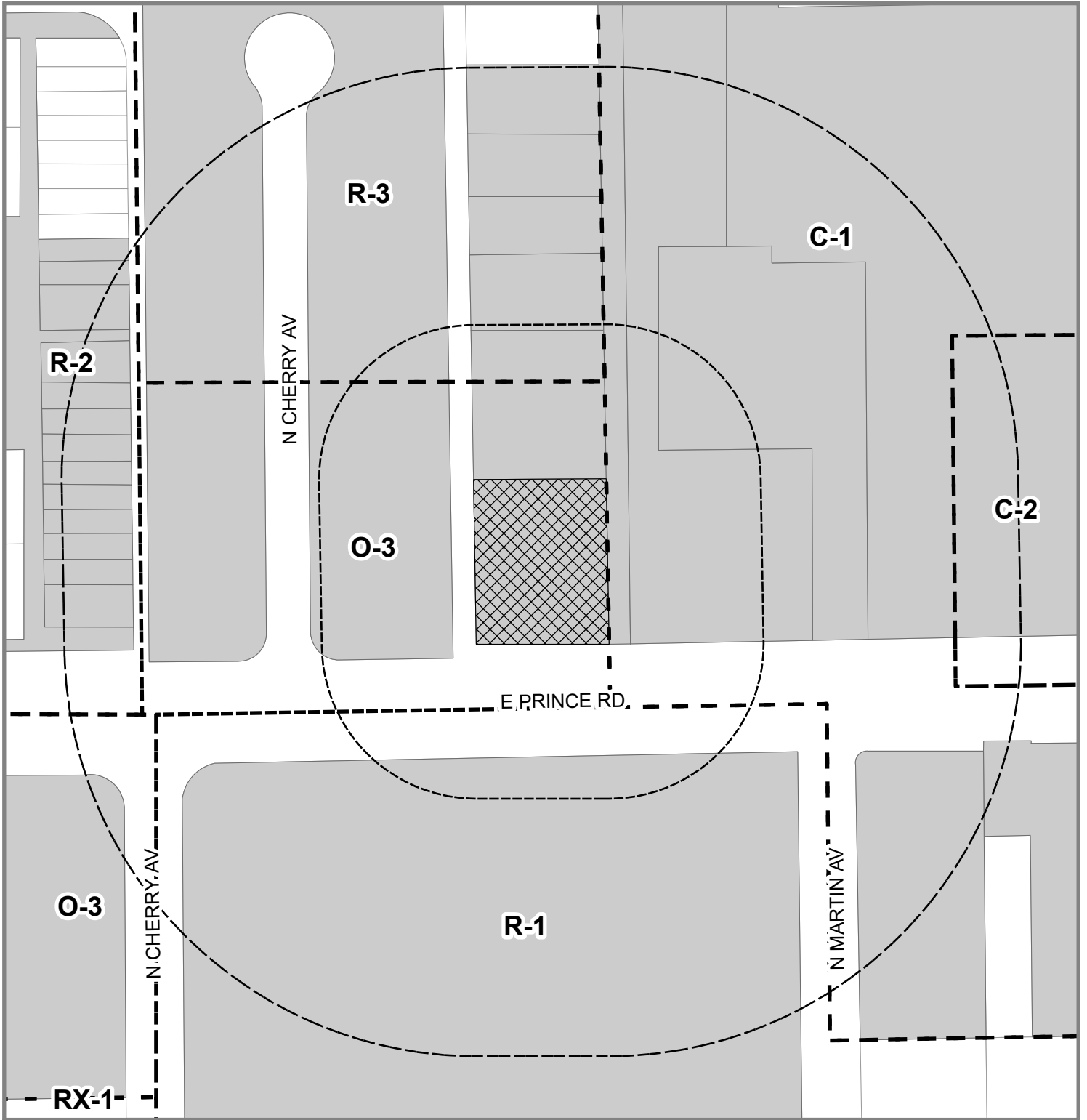


 Area of Rezoning

Address: 1641 E PRINCE RD  
Base Maps: Twp. 13S 14R. E Sec. 30  
Ward: 3



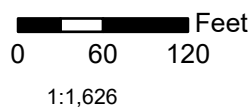
TP-ENT-0426-00007 - 1641 E PRINCE RD



- Zone Boundaries
- Area of Rezoning
- Protest Area (150 ft. Radius)
- Notification Area (400 ft. Radius)
- Properties Notified

Created by: MB, 4/10/2026

Address: 1641 E PRINCE RD  
Base Maps: Twp. 13S 14R. E Sec. 30  
Ward: 3





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-0426-00007 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-0725-00007 JO  
IMPORTANT REZONING NOTICE ENCLOSED