



MEMORANDUM

A handwritten signature in black ink, appearing to read "Koren Manning".

DATE: July 30, 2025
For August 14, 2025 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: Koren Manning
Planning & Development Services
Interim Director

SUBJECT: REZONING – PLANNING & DEVELOPMENT SERVICES REPORT
TP-ENT-0425-00007 Tu Nidito Rezoning Expansion Parcel – 1320 E Duke Drive
R-1 and R-2 to O-1 (Ward 3)

Issue – This is a request by Lazarus & Silvyn, P.C. on behalf of Tu Nidito Children and Family Services, to rezone approximately 0.25 acres of property located at 1320 E Duke Drive near the southeast corner of N Mountain Avenue and E Duke Drive (APN 113-01-0420). The property is currently split-zoned between R-1 (Residential) and R-2 (Residential) zoning. The applicant proposes a rezoning of this Parcel from R-1 and R-2 (Residential) to O-1 (Office) to permit an expansion of Tu Nidito's use onto this newly acquired parcel with the intent to adaptively reuse the existing structure for Medical Service-Outpatient use. Tu Nidito intends to adaptively reuse the buildings on the expansion parcel in order to extend its services, which include one-on-one and group support classes, across the two parcels.

Tu Nidito currently operates on the adjacent existing parcel (APN 113-01-050A), approximately 1.09 acres with split zoning of Residential (R-2) and Parking (P).

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of the rezoning of the expansion parcel to the O-1 (Office) zone, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Medical Services

Zoning Descriptions:

Existing: Residential R-1: This zone provides for urban, low density , single-family , residential development , together with schools, parks, and other public services necessary for a satisfactory urban residential environment. Certain other uses, such as day care and urban agriculture , are permitted that provide reasonable compatibility with adjoining residential uses.

Existing: Residential R-2: This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment. Select other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

Existing: Parking Zone P: This zone provides for off-street motor vehicle parking within residential areas to serve land uses in another zone. Select other uses, such as renewable energy generation and urban agriculture, may also be permitted that provide reasonable compatibility with adjoining residential uses.

Proposed: Office O-1: This zone provides for administrative, medical outpatient, and professional office uses that will complement the residential environment. Development within this zone typically consists of office conversions from existing residential uses fronting on major streets and new construction of small-scale office projects. Consolidation of lots is encouraged in order to reduce curb cuts on arterial streets and to assure compliance with the design and development standards of this zone. Civic, educational, religious uses, and select other uses, such as day care and urban agriculture, may also be permitted that provide reasonable compatibility with adjoining residential uses.

Surrounding Zones and Land Uses:

North: R-1 (Urban Residence), R-2 (Urban Residence), and R-X-1 (Suburban Residence)
South: R-1 (Urban Residence) and R-2 (Urban Residence)
East: R-1 (Urban Residence) and R-2 (Urban Residence)
West: R-2 (Urban Residence)

The following land uses exist around the project location.

North: E Duke Drive, and Single-Family residential detached
South: Single-family residential detached
East: Single-Family residential detached, N Vine Avenue
West: Single- and Multiple-family residential detached/attached

Previous Cases on the Property:

C9-07-15 Tu Nidito, R-1 to P zoning. The applicant requested to rezone a portion of the property (approximately 0.20 acres) from R-1 to P to provide additional surface parking for the R-2 zoned portion of the property, developed with a Medical Service use. The Mayor and Council authorized the rezoning on October 9, 2007. The conditions of rezoning case C9-07-15 Tu Nidito-Mountain Avenue, as established by Ordinance No. 10501, were met and the zoning changed to P with the issuance of a building permit (T08BU00596) on April 11, 2008.

C10-92-96. The applicant requested variances which were granted by the Board of Adjustment for: 1) medical service use as an exception, 2) existing medical service use on property approximately 1.2 acres in size, 3) location on a local street not intersecting a collector or arterial street, 4) to allow pedestrian access facilities, and 5) to delete the one off-street loading zone required to be provided.

Applicant's Request – Office (O-1) zone is requested to permit the adaptive reuse of an existing structure, a former dwelling, as a medical service outpatient use building.

The expansion parcel is zoned R-1 and R-2. To permit the proposed use on the expansion parcel without rezoning to O-1 would require a rezoning of the R-1 to R-2, a Special Exception Land Use (“SELU”) process/permit for the Medical Office use, and then Tu Nidito would have to seek multiple variances to utilize the existing structure (minimum lot size, setbacks, etc.) The Expansion Parcel is odd-shaped and is smaller than the Existing Parcel. Going through a single process (i.e., rezoning to O-1) is more efficient and understandable for the public and cost-effective for Tu Nidito than having to go through multiple entitlement processes.

Tu Nidito Children & Family Services (“Tu Nidito”) is a unique local nonprofit that offers a range of support programs to children and their families in Southern Arizona grieving serious medical diagnoses or death. Founded in 1994, Tu Nidito’s mission has been to create a community of acceptance and understanding for those experiencing grief. The organization is committed to its vision: “No child grieves alone.”

Project

Tu Nidito currently operates on an adjacent property at 3922 N. Mountain Avenue, within Assessor’s Parcel Number (“APN”) 113-01-050A (“Existing Parcel”). Tu Nidito recently purchased the adjacent property to the north at 1320 E. Duke Drive, known as APN 113-01-0420 (“Expansion Parcel”). The Existing Parcel and Expansion Parcel are collectively referred to as the “Property.” Tu Nidito intends to adaptively reuse the buildings on the Expansion Parcel in order to extend its services, which include one-on-one and group support classes, across the two parcels (together, the “Project”).

The Existing Parcel is 1.09 acres in size and split-zoned Residential (R-2) and Parking (P). Tu Nidito is permitted to operate its use as Medical Service – Outpatient on the Existing Parcel pursuant to prior City of Tucson (“City”) zoning approvals, including a 1992 Board of Adjustment Variance (C10-92-96) and a 2007 Rezoning (C9-07-15). The Existing Parcel contains two buildings, surface parking and an outdoor playground area.

The newly-acquired Expansion Parcel is 0.25 acres in size and split-zoned R-1 and R-2. The Expansion Parcel contains an existing single-family house, storage shed and direct gated access to E Duke Drive. The Expansion Parcel shares a brick wall with Tu Nidito’s main parking lot on the Existing Parcel, with the intent to connect the Existing Parcel and Expansion Parcel via a pedestrian pathway internal to the Property. To accomplish this, Tu Nidito is requesting a rezoning of the Expansion Parcel to Office Zone (O-1) to permit the adaptive reuse of the existing residence as a Medical Service – Outpatient use.

Neighborhood Meeting – On Monday, March 31, 2025 at 6:00 p.m. the applicant held a neighborhood meeting at the Tu Nidito Children & Family Services complex at 3922 N Mountain Avenue. The meeting was noticed by mailers sent out two weeks in advance, within 400-feet of the Property, 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 County Assessor’s parcel data.

According to the Applicant’s team, the neighbors’ questions were addressed as follows:

- Question: Will you be making exterior changes to Expansion Parcel, including the “red wall”?

Applicant’s team responded that they will fix the wall and gate, add some landscaping and doing other cosmetic upgrades to make the Property more appealing from E Duke Drive.

- Question: Will you be paving E Duke Drive?

Applicant’s team indicated the Expansion Parcel will not be accessed from E Duke Drive, and there are no plans to pave the roadway.

- Question: Why do you need O-1 zoning, when you are able to conduct the use on the Existing Parcel with residential (R-2) zoning?

Applicant's team explained that the Expansion Parcel is zoned R-1 and R-2. To permit the use on the Expansion Parcel without rezoning to O-1 would require a rezoning of the R-1 to R-2, a Special Exception Land Use ("SELU") process/permit for the Medical Office use, and then Tu Nidito would have to seek multiple variances to utilize the existing structure (minimum lot size, setbacks, etc.) The Expansion Parcel is odd-shaped and is smaller than the Existing Parcel. Applicant stated that going through a single process (i.e., rezoning to O-1) is much more efficient and cost effective for Tu Nidito than having to go through multiple entitlement processes.

- Question: The Campus Farm Neighborhood is supportive of Tu Nidito and its mission. I am concerned about office zoning on a residential street, especially if Tu Nidito goes away and another office user comes in. I am also concerned about a future user being able to increase the intensity of this project using the CCT. Is it possible to restrict the use of the property?

Applicant's team explained that rezoning approval will be tied to a set of conditions, which will include substantial conformance to the preliminary development plan ("PDP") submitted with the rezoning. The PDP will show the Expansion Parcel use is intended to be incorporated into the Existing Parcel with no independent vehicular access or parking on the Expansion Parcel. We can also craft a condition with staff that no business vehicular access is permitted directly to the Expansion Parcel. (Applicant noted that as they make some interior improvements to the Expansion Parcel, they may need some construction access from Duke temporarily.) If a new, future user were to come in to utilize the Expansion Parcel as an office separate from the Existing Parcel, they would not be able to meet the access and parking requirements on-site without going through a public change of condition process which would involve the neighbors.

- Question: Why do you need to have a loading zone on the Property?

Applicant's team responded that even though Tu Nidito does not need a loading area of this size, the City's zoning code requires a loading zone for a Medical Office use, which is the land use category that most closely captures Tu Nidito's use (i.e., counseling services). Applicant also indicated that Tu Nidito was granted a variance for the loading zone on the Existing Parcel, but again, this will require a separate entitlement process, in addition to the rezoning. Also, there is plenty of parking onsite to support the entire Project, so dedicating an area for the loading zone is feasible from a site planning perspective.

- Question: Would any loading require maneuvering on the surrounding public streets?

Applicant responded that it would not. Tu Nidito is locating the loading zone (that we do not really need anyway) on the east side of the basketball courts completely on the Existing Parcel.

- Question: Is the property historic?

Applicant's team responded that the main building on the Existing Parcel was constructed in 1937. Although it is old enough to be considered historic, it is not listed as a historic property, and doing so could limit Tu Nidito's ability to utilize the Property as necessary to meet its goals.

Planning Considerations – *Plan Tucson* and the *Northside Area Plan* provide policy direction for the rezoning site.

Plan Tucson: The site is identified by *Plan Tucson* as within Existing Neighborhoods Building Blocks by the Future Growth Scenario Map, with the following applicable policies.

- **Social Environment Goal 5** A community that is healthy physically, mentally, economically, and environmentally.
- **PH 3** Coordinate with nongovernmental health and preventive service providers to make healthcare accessible to the most vulnerable and in-need populations.
- **LT28.1.11** Support the retention and expansion of existing business.
- **LT28.2.11:** Consider the conversion of residential structures to nonresidential uses or higher density residential uses where:
 - a. The project stabilizes and enhances the transition edge when adjacent to existing and future residential uses;
 - b. Safe and appropriate access generally can be provided from a major street;
 - c. Required parking, loading, and maneuvering can be accommodated on site;
 - d. Screening and buffering of adjacent residential properties can be provided on site;
 - e. Consideration is given to the consolidation of design elements, such as access points, parking, landscaping, and screening; and
 - f. Consideration is given to accommodating current or future cross access between adjacent parcels and uses.
- **LT28.2.14:** Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

Northside Area Plan (NAP)

The Property is located within the Campus Farm Subarea of the NAP. The following NAP policies support the rezoning proposal:

Nonresidential Development

- Provide for nonresidential uses in the Northside area that are designed in harmony with adjacent development.
- Ensure well-designed nonresidential development by:

R-1, R-2 to O-1 (Ward 3)

- (a) Minimizing the number of vehicular access points.
- (b) Providing common access points and parking, integrated vehicular 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.

Campus Farms Subarea Policies

Land Use: (1) Maintain the residential appearance of structures when converting residential structures to nonresidential uses.

Design: (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.

Furthermore under the non-residential policies, conversion of residential structures to nonresidential uses is allowed including when parking and maneuvering requirements can be met on-site, screening and buffering for adjacent residential uses can be met on-site, minimizing number of vehicular access points, 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.

GENERAL DESIGN AND BUFFERING GUIDELINES INTENT

The general design and buffering policies are included to help ensure that infill projects are designed in a manner that is sensitive to existing Northside development. The policies identify architectural and landscaping elements that should be addressed in development design. The sub-policies suggest methods to implement design recommendations; they are intended to be used in various combinations, depending upon the proposed development, the adjacent use, and existing site conditions.

- General Design and Buffering Subgoal: Ensure that the design of new developments enhance the visual appearance of the Northside area and that such developments are designed in a manner that is compatible with existing, adjacent land uses. for nonresidential uses in the Northside area that are designed in harmony with adjacent development.
- The Northside Area Plan further recognizes that there are several unpaved local streets within the planning area, and recognizes these streets, including E Duke Drive, as an element of the neighborhood character. Additionally, since no new construction is being proposed, there would be no increase in height of the existing structures including at the expansion parcel.

Planning Considerations

Land Use Compatibility:

Plan Tucson emphasizes design compatibility of new projects with adjacent land uses. The surrounding zoning is comprised of R-1, R-2 and RX-1, which is compatible with the proposed O-1 zone. The proposed Project is located within the Northside Area Plan and has aligned with the plan policy to Promote nonresidential infill of similar scale where adequate provisions of streets and utilities are available.

The proposed O-1 (Office) zone is an appropriate zone meant to complement adjoining residential development. Additionally, the Uniform Development Code (UDC) restricts residential/office buildings to a maximum building height of 16-feet, and the existing and proposed buildings to be used for the medical service outpatient land use is single-story, at the 16-foot height limit, and the existing building designs complement and maintain residential character.

Additionally, there will be no driveway changes or additional parking intensity, and the proposed outpatient use at the Expansion parcel will complement Tu Nidito operations. All parking for the Project will be provided on the existing adjacent site called out as “Existing Parcel” on the proposed PDP.

Design Compatibility:

The subject parcels are directly adjacent to single-family residential developments on all four sides, with low-density residential development the north, south, east and west. The proposal will have minimal impact to the neighborhood due to its consistency with the existing land use patterns and lot sizes. No new buildings are proposed, and no change to existing building heights will occur, and will be included as a condition of the rezoning.

There will be no height increase to any of the structures, and no change to access driveways. No new access or parking will be allowed into the expansion parcel from E Duke Drive. The existing Parking zone will remain in place at existing complex.

Existing parking is provided at the existing Tu Nidito complex immediately adjacent to the Expansion Parcel, with minor parking changes being proposed such as adding an EV capable space with addition of an off-street loading space of approximately 12 feet by 35-feet.

The existing site was previously parked at 1-space per 175 square feet, but the UDC has since changed to require 1-space per 200 square feet of gross floor area based on medical service use. The existing parcel has a gross floor area of 5,867 square feet (1/200) and requires 29 parking spaces. The expansion parcel has a gross floor area of 1,440 square feet (1/200) and requires seven (7) parking spaces, for a total of 37-spaces required. Total parking provided is 47-spaces.

Additionally, a new internal pedestrian access with a new sidewalk connection will be added from the Existing Parcel to the Expansion Parcel within the interior of the Project. The new pedestrian access is an internal flat sidewalk compatible with the existing parking area with low visibility to surrounding properties. The existing internal/perimeter pedestrian connections will remain in place as well and existing trash pick-up service will remain, maintaining design compatibility with the neighborhood. Trash collection receptacles shall remain at the Existing Parcel for pick-up. No additional trash collection shall occur from the Expansion Parcel which has been made a condition of the project.

The existing Tu Nidito complex as a Medical Service use will remain as currently built except for the minor parking lot changes as indicated. Tu Nidito is considered a Medical service use and is permitted with special exception in the R-2 zone as previously permitted under C9-07-15.

The Existing Parcel was previously split zoned R-2 and R-1, creating a split zone development site. The applicant previously requested to rezone the R-1 portion of the property to P to provide additional surface parking (C9-07-15). A Medical Service use is permitted with special exception in the R-2 zone, thus the R-2 portion can remain R-2. Residential units are not allowed in the "P" zone.

The proposed O-1 (Office) zone provides for administrative, medical outpatient, and professional office uses that will complement the residential environment. Development within this zone typically consists of office conversions from existing residential uses fronting on major streets and new construction of small-scale office projects. Consolidation of lots is encouraged in order to reduce curb cuts on arterial streets and to assure compliance with the design and development standards of this zone.

The design of the office, a former residence, on the Expansion Parcel, maintains design compatibility to the neighborhood, and the building height is restricted to approximately 16-feet which is the existing height of the 1-story structure on the Expansion Parcel.

To further minimize the impacts on adjacent residential development, the applicant shall maintain an existing masonry wall, five feet in height, and landscaped borders with trees/bushes along the north, south, and east property lines as shown on the Preliminary Development Plan (PDP). The existing wall is designed to complement the materials and color of the existing buildings and creates a stable edge along the perimeter with adjacent residential properties. Additional low-level landscaping is recommended as a condition along the western boundary along N Mountain Avenue to further buffer residences to the west. In addition, the PDP indicates that all security lighting will be maintained either low bollard or wall mounted to reduce spillover onto adjacent properties.

Additionally, a Lot Combination shall be filed and recorded prior to finalization of the Development Plan between the Existing Parcel and Expansion parcel to share internal access and operations between the parcels, or alternatively, a Covenant Regarding Development and Use of Real Property, format provided by PDSD, shall be filed and recorded by the applicant prior to submittal of the Development Package.

Signage and Outdoor Lighting – The project will comply with the outdoor lighting code, and all onsite lighting will be shielded and directed downward. No bright lights or spot lighting will be installed. Final lighting types and locations will be detailed in the development review process.

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 completely developed and located in an urbanized area. The North Mountain Avenue Wash (and its associated 100-year floodplain) runs within the N Mountain Avenue ROW and impacts the western edge of the Existing Parcel.

A drainage report was prepared in association with the development plan for the Existing Parcel (City Case No. D07-0043). As part of that development, a water harvesting basin with was provided along the Existing Parcel's southern boundary, and a recent City inspection (January 2025) indicates the basin continues to function appropriately.

The entire site is located within a regulated floodplain and will require a floodplain use permit as required and has been made a condition of the Project.

Road Improvements/Vehicular Access/Circulation – There are three (3) existing road accesses, two (2) from E Duke Drive, and one (1) from N Mountain Avenue. There is no road access expansion as the result of the Expansion Parcel being added to the Project. The Medical Service Use was previously allowed to be located on a local street not intersecting a collector or arterial street in accordance with C10-92-96.

The Project requires 37-parking spaces with 47-parking spaces provided (1-space per 200 SF of gross floor area). The existing P zone is for parking only and is located along the Existing Parcel's east boundary and will remain in place.

a. N Mountain Avenue

N Mountain Avenue, located along the western edge of the Existing Parcel, is an undivided two-lane collector street with an existing right-of-way (“ROW”) width of approximately 56 feet and a future ROW of 64 feet per the City’s Major Streets and Routes (“MS&R”) Map. Approximately 200 feet south of the Property, between E. Knox Drive and E. Allen Road, N Mountain Avenue has a landscaped median dividing the two travel lanes. There are sidewalks along both sides of roadway. N Mountain Avenue is a Move Tucson Bicycle Priority Street with bicycle lanes and protective buffer elements (i.e., special paving strip with collapsible bollards) along each vehicular travel lane.

b. E Duke Drive

E. Duke Drive, bordering the Expansion Parcel’s northern/western boundary, is an unpaved local road except that a short stretch of the ROW between N Mountain Avenue and the Existing Parcel’s secondary parking area entrance has been chip sealed for dust control. E Duke Drive has an existing ROW width of approximately 32 feet. There are no sidewalks or bike lanes along E Duke Drive.

There are no roadway or other improvements affecting the Project included in the City’s Capital Improvement Program (“CIP”).

Landscaping and Screening:

There is existing and mature landscaping within the perimeters and interior of the site in accordance with Section 4 of the City of Tucson Technical Standards Manual. The existing wall structure is approximately 5-feet in height.

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 *Plan Tucson* and the *Northside Area Plan*. Subject to compliance with the attached preliminary conditions, approval of the requested O-1 zoning is appropriate.

PROCEDURAL

1. A development package in substantial compliance with the Preliminary Development Plan, dated May 23, 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 (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 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. No business parking shall be allowed within the expansion parcel (APN 113-01-0420) with exception for maintenance and repair vehicles.
7. A maximum building height of 16-feet shall be allowed for the Expansion Parcel building.
8. A Lot Combination between the Existing Parcel (APN 113-01-050A) and the Expansion Parcel (APN 113-01-0420) shall be filed and recorded prior to submittal of the Development Package by the applicant; or, alternatively, a Covenant Regarding Development and Use of Real Property, format provided by PDSD, shall be filed and recorded by the applicant prior to submittal of the Development Package, to allow interior access between the parcels.

9. The applicant shall maintain the existing masonry wall, five feet in height, and landscaped borders with trees and vegetation along the Project's north, south, and west property lines as shown on the Preliminary Development Plan dated May 23, 2025.
10. The applicant shall enhance landscape plant material along western buffer area adjacent to parking lot along N Mountain Avenue as a partial screen to residences to the west.
11. The project will comply with the outdoor lighting code, and all onsite lighting will be shielded and directed downward. No bright lights or spot lighting will be installed. Final lighting types and locations will be detailed in the development review process. Security lighting will be maintained either low bollard or wall mounted to reduce spillover onto adjacent properties.

EXISTING ROAD/VEHICULAR ACCESS/CIRCULATION

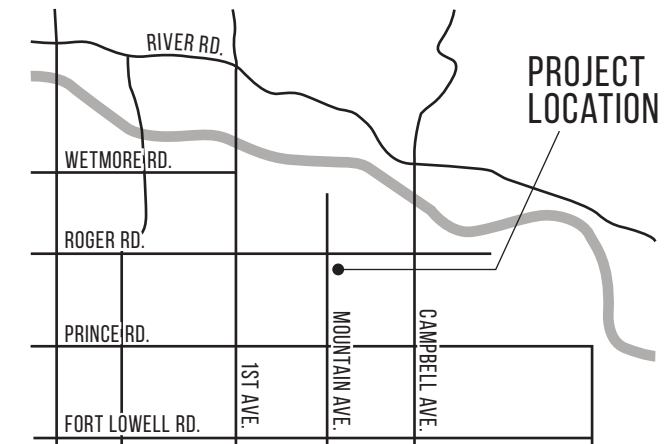
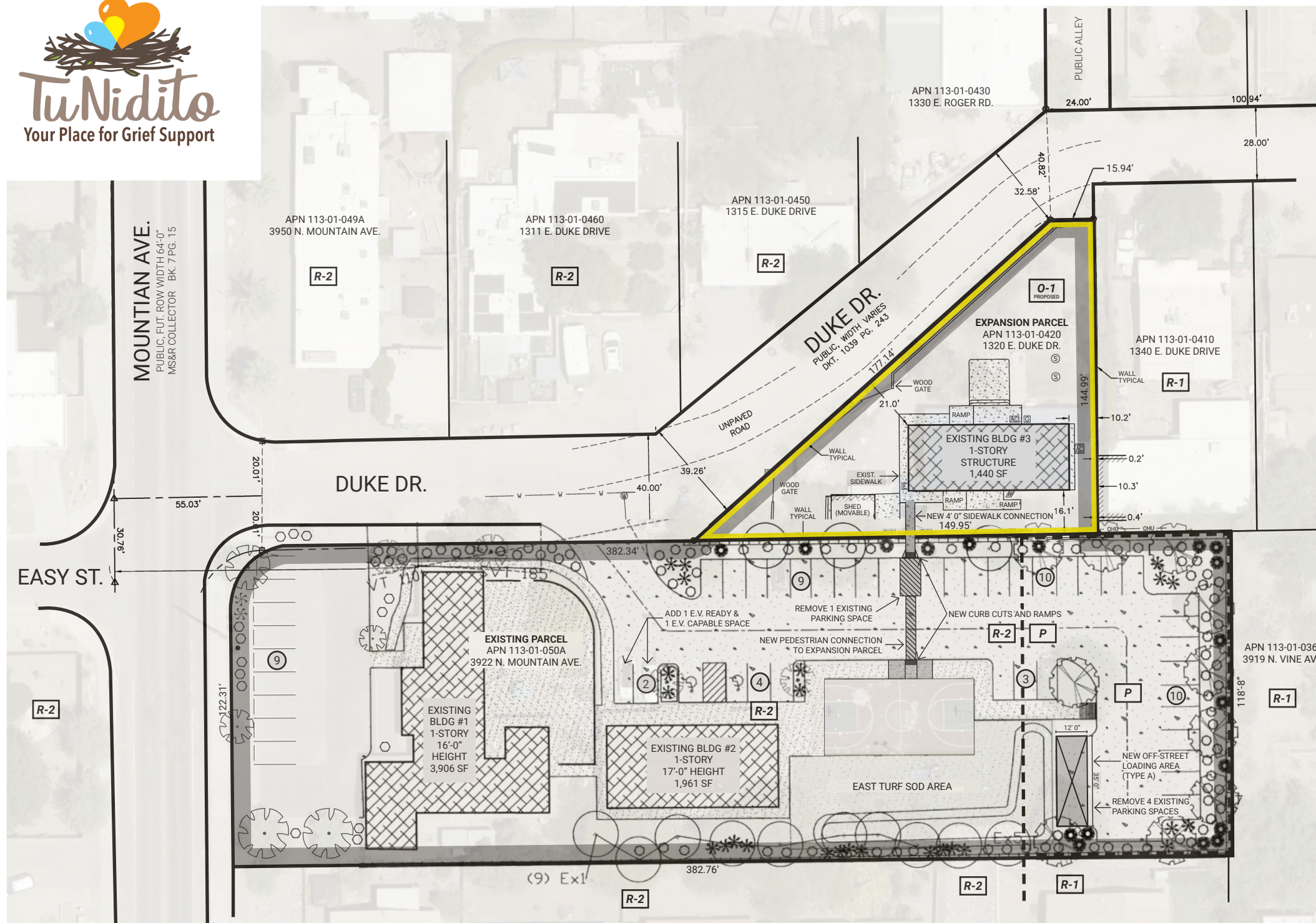
12. The Project parking will be accessed from E Duke Drive by two (2) existing driveway locations and be accessed from N Mountain Avenue by one (1) existing driveway location within existing Parcel (APN 113-01-050A). There will be no vehicular access onto the Expansion Parcel with exception indicated in Condition 6. above.

DRAINAGE

13. The entire site is located within a regulated floodplain and will require a floodplain use permit.

RECLAMATION DISTRICT

14. 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. "



- NOTES:**
- EXISTING PARCEL:**
- ADDRESS: 3922 N. MOUNTAIN AVE.
 - APN: 113-01-050A
 - SITE AREA: 1.09 ac
 - ZONING: R-2 and P (EXIST. & PROPOSED, NO CHANGE)
- EXPANSION PARCEL:**
- ADDRESS: 1320 E. DUKE DR.
 - APN: 113-01-0420
 - SITE AREA: 0.25 ac
 - ZONING: R-1 and R-2 (EXIST.) O-1 (PROPOSED)
- EXIST./PROPOSED USE: MEDICAL SERVICE OUTPATIENT**
- TOTAL SITE AREA: 1.34 ac**
- TOTAL BLDG AREA: 7,307 SF**
- BLDG #1: 3,906 SF
 - BLDG #2: 1,961 SF
 - BLDG #3: 1,440 SF
- REZONING REF: C9-07-15 (2007)**
- BOARD OF ADJUSTMENT REF: C10-92-96 (1992)**
- Legend:**
- = REZONING (EXPANSION) AREA
 - = PROJECT AREA

PARKING CALCULATION - MEDICAL SERVICES, OUTPATIENT USE		
UDC § 7.4.4.B - 1 space per 200 SF GFA ¹		
EXISTING PARCEL	TOTAL	
- GFA: 5,867 SF	- GFA: 7,307 SF	
- REQUIRED SPACES: 29	- EXISTING SPACES: 52	
	- PER 2008 DP: 43	
EXPANSION PARCEL	- WEST OF BLDG #1: 9	
- GFA: 1,440 SF	- REQUIRED SPACES: 37	
- REQUIRED ² : 7	- PROVIDED SPACES ³ : 47	

¹ 2008 DP REFLECTS PRIOR PARKING REQUIREMENT AT 1 SPACE PER 175 SF GFA.

² MINIMUM REQ. ELECTRIC VEHICLE SUPPLY EQUIPMENT FOR SEVEN (7) SPACES: ONE (1) E.V. READY AND ONE (1) E.V. CAPABLE SPACE PER UDC TABLE 7.4.11-1.

³ ONE (1) EXISTING SPACE TO BE CONVERTED TO PEDESTRIAN CONNECTION TO EXPANSION PARCEL PER FIG. 6 OF TSM 7-01.9.0. FOUR (4) EXISTING SPACES TO BE CONVERTED TO NEW LOADING AREA AS REQUIRED BY UDC § 4.9.4.0.1 IN ACCORDANCE WITH UDC § 7.5.4.G.1.

3922 N. MOUNTAIN AVE. & 1320 E. DUKE DR.

TU NIDITO CHILDREN AND FAMILY SERVICES EXPANSION

TUCSON, AZ - LAW OFFICES OF LAZARUS & SILVYN, P.C.

REZONING

Preliminary Development Plan

TP-ENT-0425-00007 Date 05/23/2025

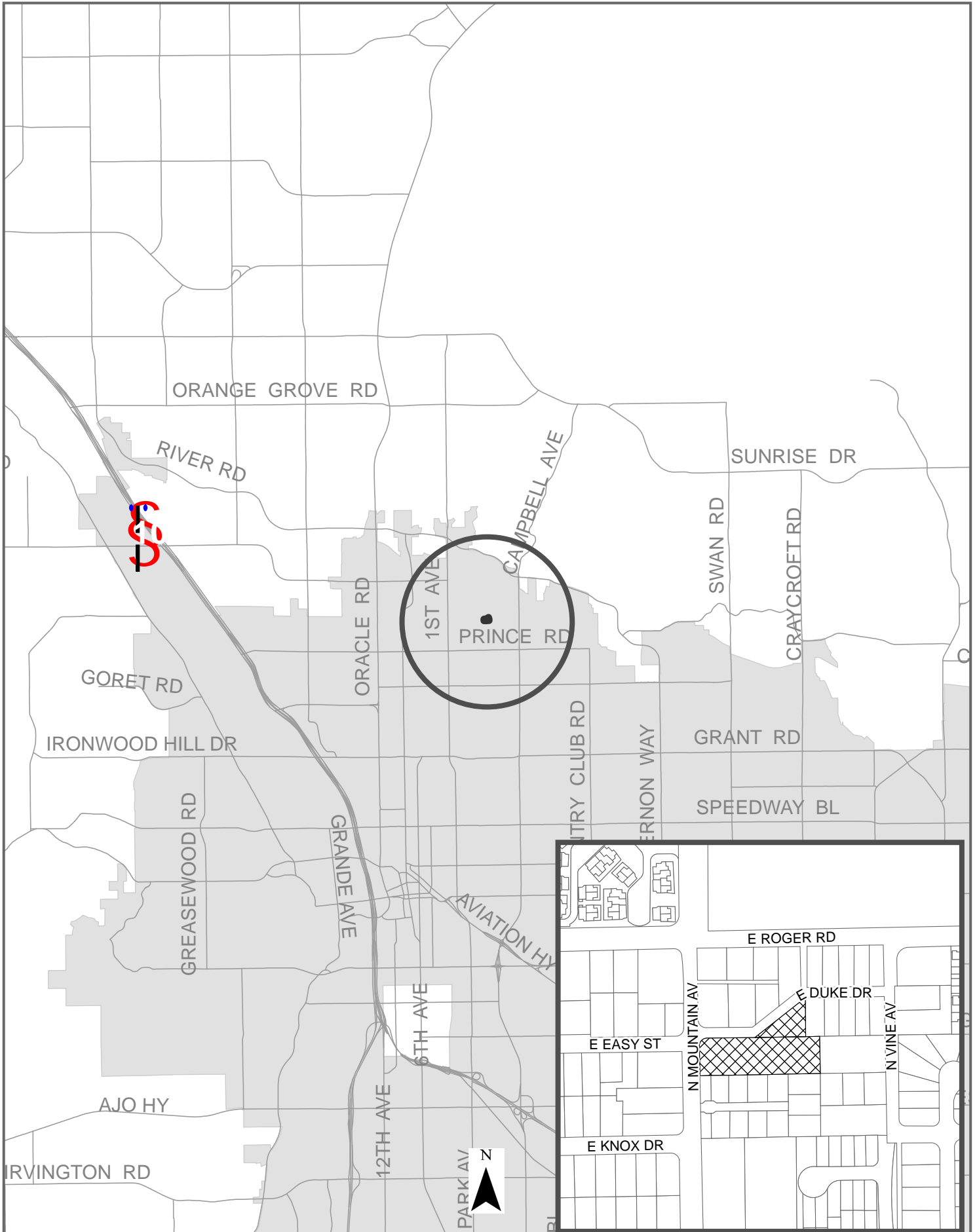
Planning & Development Services



PRELIMINARY SITE PLAN

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION DATE: 5/22/2025

TP-ENT-0425-00007 Tu Nidito



TP-ENT-0425-00007 - 1320 E DUKE DR



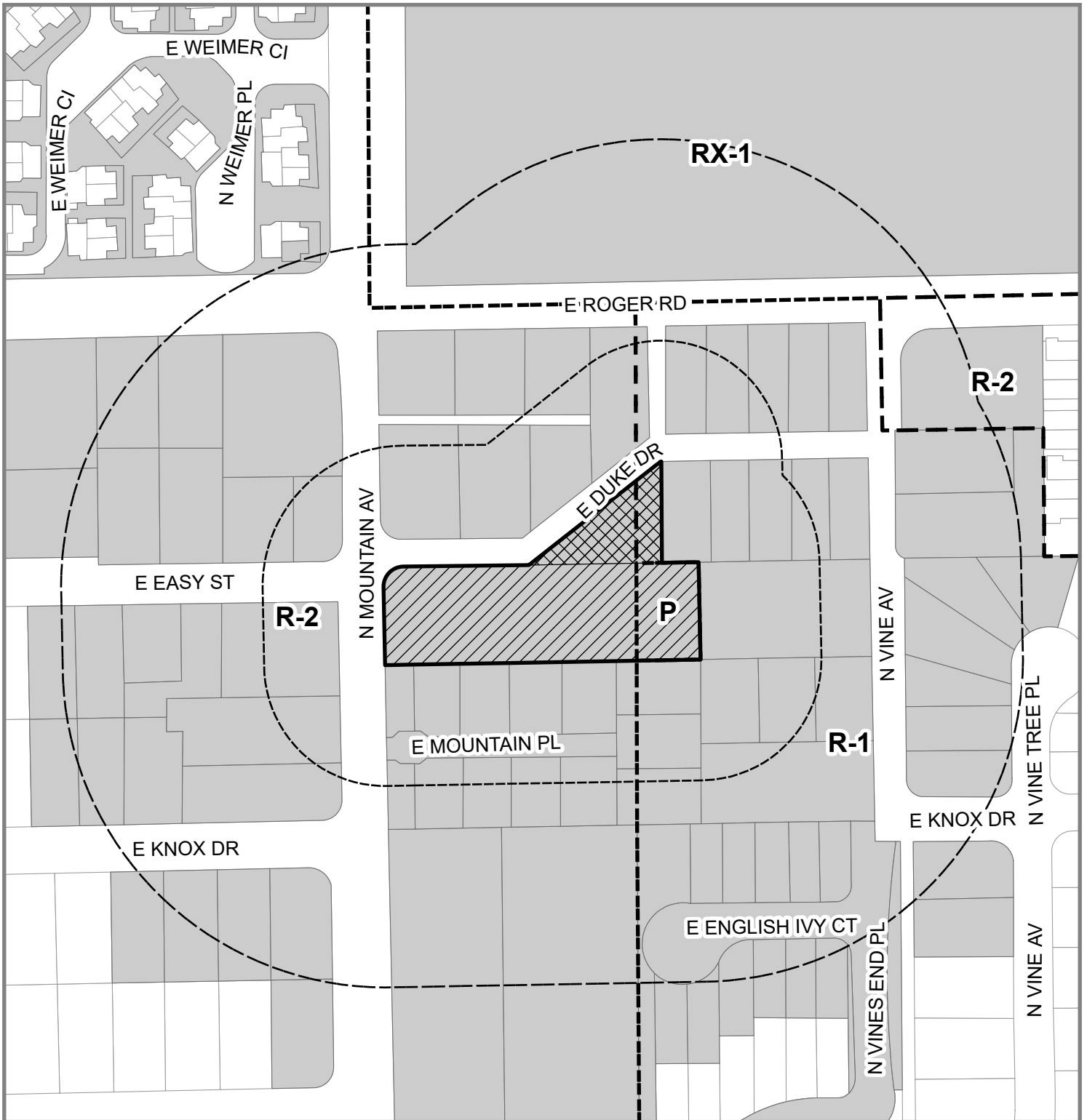
-  Area of Rezoning
-  Project Site







Address: 1320 E DUKE DR
Base Maps: Twp. 13S 14R. E Sec. 30
Ward: 3



0 40 80 Feet
1:1,059





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

Created by: MB, 7/21/2025

Address: 3922 N MOUNTAIN AV
Base Maps: Twp. 13S R. 14E Sec. 30
Ward: 3

0 80 160 Feet
1:2,080



Approval – Protest Form



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150’ of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150’, require an affirmative vote of $\frac{3}{4}$ of the Mayor and Council (5 of 7 council members) to approve the Original City Zoning translation. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

Case: TP-ENT-0425-00007/Tu Nidito, 1320 E. Duke Drive, R-1 & R-2 to O-1 (Ward 3)

Property Owner(s) (PLEASE PRINT)

☐

APPROVE the proposed rezoning/special exception

☐

PROTEST the proposed rezoning/special exception

Reason:

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS

Date _____

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-0425-00007 JO

Expose this flap - Affix stamp and return



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

TP-ENT-0425-00007 JO
IMPORTANT REZONING NOTICE ENCLOSED