



Zoning Examiner

REPORT TO MAYOR AND COUNCIL

August 6, 2026

SUBJECT: REZONING –TP-MOD-0426-000043 St. Joseph’s PAD – Major Change (Ward 2)

PUBLIC HEARING: July 23, 2026

SUMMARY OF FINDINGS

This is a request by Lazarus & Silvyn, on behalf of KB Home Tucson for a Major Change to the St. Joseph’s PAD (PAD-13). KB Home Tucson is proposing to develop approximately 18 acres within PAD-13, located along E. Carondelet Drive just east of St. Joseph’s Hospital. The proposed changes will update the PAD Development Standards to allow for the construction of a 133-lot residential subdivision in the PAD where current development standards would not allow for this density and number of lots. The proposal conceptualizes a residential neighborhood that faces the homes towards a pedestrian-focused common area away from the road, with streets that provide access to private garages at the functional rear of the homes. It also includes the provision of a new public park to be dedicated to The City upon completion. It also revises the PAD to update all references to the former Land Use Code to the current UDC (Uniform Development Code).

The St Joseph’s PAD is an approximately 55-acre zoning district east of Wilmot Road and north of Carondelet Drive.

Public Outreach

The applicant held a neighborhood meeting on March 10, 2026, at the Hampton Inn & Suites located at 251 S Wilmot Rd, near the project site. The meeting was noticed with labels generated by the City of Tucson Planning and Development Services Department. Letters were sent to all property owners within 400 feet of the property and all neighborhood associations within one mile. The meeting was attended by the project team and approximately 30 members of the community.

Concerns were raised about traffic and emergency vehicle access, and about the capacity of existing roadways to accommodate new residents. The project team explained that the original vision for this site was for large medical offices which would have generated more trips than residential subdivisions. Thus, the proposed use would be a less intense use than what was originally anticipated.

REZONING –TP-MOD-0426-000043 St. Joseph’s PAD – Major Change (Ward 2)

The project team assured attendees that the vegetation around Rose Hill Wash would remain in its natural state except where it is needed for future park amenities. A walking trail along the wash would be placed in an existing sewer easement to minimize impacts on the natural environment.

Concern was raised about the potential for a park to attract homelessness and crime. The project team noted that the park will not have electrical outlets or restrooms onsite. The park would also feature “Safe by Design” principles to discourage encampments and deter crime and vagrancy. The addition of new residents to the area would further discourage such activities.

The project team answered questions relating to the project design, including perimeter walls, lot sizes, street design, and home styles. Concern was raised about privacy issues stemming from two-story homes. The project team noted that two-story homes would be set back from the surrounding neighborhood by the park to the east, and by a 50-foot distance to the north.

Questions about what could be built without the modification came up. The project team stated that 92 homes could be built by-right with no special approvals.

Background Information

Existing Land Use:

Vacant land

Zoning Descriptions:

Existing: Planned Area Development (PAD): Enables and encourages comprehensively planned development in accordance with adopted plans and policies. The PAD is a zoning classification which provides for the establishment of zoning districts with distinct standards. A PAD may have land use regulations different from the zoning regulations in the Unified Development Code (UDC), any other PAD District, or other zoning districts. When a provision in a PAD varies from the UDC, the provisions in the PAD shall govern.

The proposed development is within a portion of the PAD with a base zone of O-3.

Surrounding Zones and Land Uses:

North, East: R-1; Single-family residential

South: O-3; Multifamily residential

West: O-3, PAD-13; Multifamily residential, vacant property

Previous Cases on the Property:

C9-05-20 St Joseph’s PAD:

The St Joseph’s PAD was approved by the Mayor and Council on February 14, 2006, to create the original approximately 55-acre PAD area, establishing a contiguous development area where the

property owners of large tracts (40 acres or greater) could develop it for specialized primarily medical uses.

Planning Considerations

Plan Tucson (PT) and the *Sewell-Hudlow Neighborhood Plan* provide policy direction for the rezoning site.

Plan Tucson: The proposed site is within the “Neighborhoods” building block. This block typically features residential uses, with housing types ranging from single-family, townhomes, low- and mid-rise multifamily, and even manufactured homes. It encourages complete communities catering to dynamic and diverse populations of neighbors in both existing and future neighborhoods. This proposal complies with *Plan Tucson* policies and guidelines.

Sewell-Hudlow Neighborhood Plan (SHNP): This PAD modification request complies with the *Sewell-Hudlow Neighborhood Plan*. The SHNP identifies the development area as low-rise office/medium density residential (defined as 7-14 RAC) and allows rezonings to medium-density residential uses if traffic generated can be accommodated by Carondelet Drive and emergency vehicle access is provided. The request aligns with Neighborhood Plan policies.

Design Considerations

The modification request to the St. Joseph’s PAD allows for infill development in a large centrally located vacant lot, near to transit, medical facilities, and large employment centers such as the hospital or mall. The buildings are of similar scale to the single-family residential neighborhoods east and north of the site, and the inclusion of a new park will enhance the neighborhoods around the development area. The residential project proposes a neighborhood design that centers the front of the homes in shared spaces ideal for passive recreation and gathering instead of streets.

The following changes are being proposed to the St. Joseph’s PAD by the applicant:

- Changes to PAD Development Regulations are proposed, reflecting provisions of the Unified Development Code as opposed to the Land Use Code.
- The minimum lot size requirement of 8,500 square feet for single-family detached homes reduced to 2,000 square feet with no maximum lot coverage, allowing for the clustered residential layout reflected in the applicant’s concept plan.
- Private residential streets may be constructed with a 25-foot cross section.
- Four-foot-wide sidewalks are to be permitted within the interior of a residential subdivision. Sidewalks outside of the residential subdivision project will be five feet wide.
- Minimum buffer widths from the residential project to surrounding single-family residential neighborhoods are set, with a 25-foot buffer to the north and a 10-foot buffer in addition to the width of Rose Hill Wash to the east.

- The minimum setback along Carondelet Drive is changed to 10 feet to align to current UDC standards.
- Residential design standards are added to the PAD. The homebuilder/developer will share its plans with adjacent neighborhoods concurrent with tentative plat submittal.
- The developer's concept plan is incorporated as a figure in the pad to illustrate a potential development configuration.
- Identifies homeowners' association maintenance responsibilities for residential development.
- KB Home Tucson is working with City of Tucson on a proposed park to be located between the new residential development and Rose Hill Wash on the east side of the Property. Specific recreation amenities will be determined prior to development package submittal in coordination with the City of Tucson Parks and Recreation Department. The park will be open to the public and will be developed according to City development standards and be dedicated to the City upon completion.

Public Hearing Summary - The Zoning Examiner held a public hearing on July 23, 2026. Rory Juneman of Lazarus & Silvyn, P.C., representing the applicant, presented the proposed PAD modification and described the project's development plan.

A neighbor to the north of the proposed modification expressed concern regarding the height of the houses at the north end of the development, worrying that two story houses would pose an invasion of her privacy. She also spoke about hoping to main access to the trail along Rosehill Wash, as many neighbors walk their dogs in this area.

The Zoning Examiner received two protests letters from nearby property owners to the east. Both expressed concern in the increase in the number of residential units with one noting that the proposed units would not be affordable and the other noting that the development would decrease their property values. Another concern was the smaller lot sizes and resulting density, as well as impacts on the Rosehill Wash.

Discussion

The proposed PAD modification increases the maximum number of dwelling units while reducing minimum lot sizes from 8,500 square feet to 2,000 square feet. Rather than distributing development uniformly across larger lots, the proposal utilizes a clustered development pattern that concentrates building footprints while preserving land for shared open space, including the dedication of a public park.

Although the development will be denser than contemplated under the existing PAD, the increased density is balanced by enhanced community amenities, more efficient land utilization, and the preservation of common open space. The clustering approach allows a greater portion of the site to remain available for recreational and public purposes than would likely occur under a conventional large-lot subdivision. Pedestrian access to paths along the wash would become

incorporated into the public park dedication, preserving public access to the area. The potential for amenities for dog owners (such as dog park facilities) has been specifically encouraged and remains under discussion.

Although portions of the proposed development are located on naturally higher ground, the north portion of the site will undergo substantial grading that will lower the finished elevations from their current condition. As a result, the ultimate elevation of homes will be lower than the land elevation that exists today. The consultant for the applicant noted that the elevation would still be higher than the subdivision to the north, but there would be a reduction in the visual prominence that might be expected from the site's existing topography.

Additionally, the nearest concerned resident is located more than 200 feet from the proposed homes. Between the site and the property of the concerned neighbor are other houses and a landscape buffer. At this distance and with the intervening natural and built environment, sight lines are diminished. While second-story windows provide longer views than first-floor windows, the separation between properties limits impacts on privacy. This spacing is considerably greater than what is commonly found in many residential neighborhoods. The subject property and adjacent neighborhoods are located within an established medium density residential area with a mix of one and two-story structures. Although single-story homes dominate the neighborhood, two-story structures are not unusual or incompatible in this setting; indeed, under existing zoning regulations, neighboring properties immediately adjacent to the concerned neighbor could be built up to two stories as a matter of right.

While it is natural for nearby residents to prefer that future homes be limited in height, such a limitation would not be consistent with the practical development expectations for this neighborhood.

The proposal is also consistent with the city's adopted planning objectives that encourage a broader range of housing opportunities, more efficient use of urban land, and residential development patterns that support long-term sustainability while reducing pressure for outward expansion. Increasing housing supply in appropriate locations is a recognized policy objective of the city and helps address community housing needs as part of the city's housing affordability strategies. While individual lot sizes are substantially reduced, the overall site design, internal circulation, landscaping, and open space network will continue to be evaluated through the PAD process to ensure that the development provides a cohesive neighborhood environment and is compatible with surrounding land uses.

The proposed Planned Area Development (PAD) modification would increase the maximum number of residential dwelling units from approximately 92 units under the currently approved PAD to a maximum of 133 units. While this represents an increase in residential density, the change in land use from medical office to residential also changes the characteristics of traffic generation.

Medical office uses typically generate concentrated weekday peak-hour traffic associated with employee arrivals and departures, patient appointments, deliveries, and other commercial activity. Residential development generally produces a different travel pattern, with traffic distributed throughout the day and fewer commercial vehicle trips. The applicant's consultant testified that a draft transportation study had been conducted and that the report indicated that existing roadways could handle the anticipated traffic at acceptable levels of service. The draft report did not identify any need for additional traffic improvements.

However, the development will remain subject to applicable final traffic impact analysis requirements and any necessary transportation improvements identified through the City's review process. Compliance with City engineering standards will help ensure that the adjacent street system continues to operate safely and efficiently.

CONCLUSION

The proposed project contributes to the City's broader effort to address Tucson's housing shortage and supports Plan Tucson's long-term housing production goals. The development promotes moderate residential density along existing streets in a manner consistent with City policy encouraging housing development at densities compatible with surrounding development. The proposed rezoning is consistent with surrounding zoning patterns and densities, and no plan amendment is required.

The request to rezone is consistent with *Plan Tucson* and the *Sewell-Hudlow Neighborhood Plan*.

RECOMMENDATION

The Zoning Examiner recommends APPROVAL of the major change to the Saint Joseph's PAD.

Sincerely,

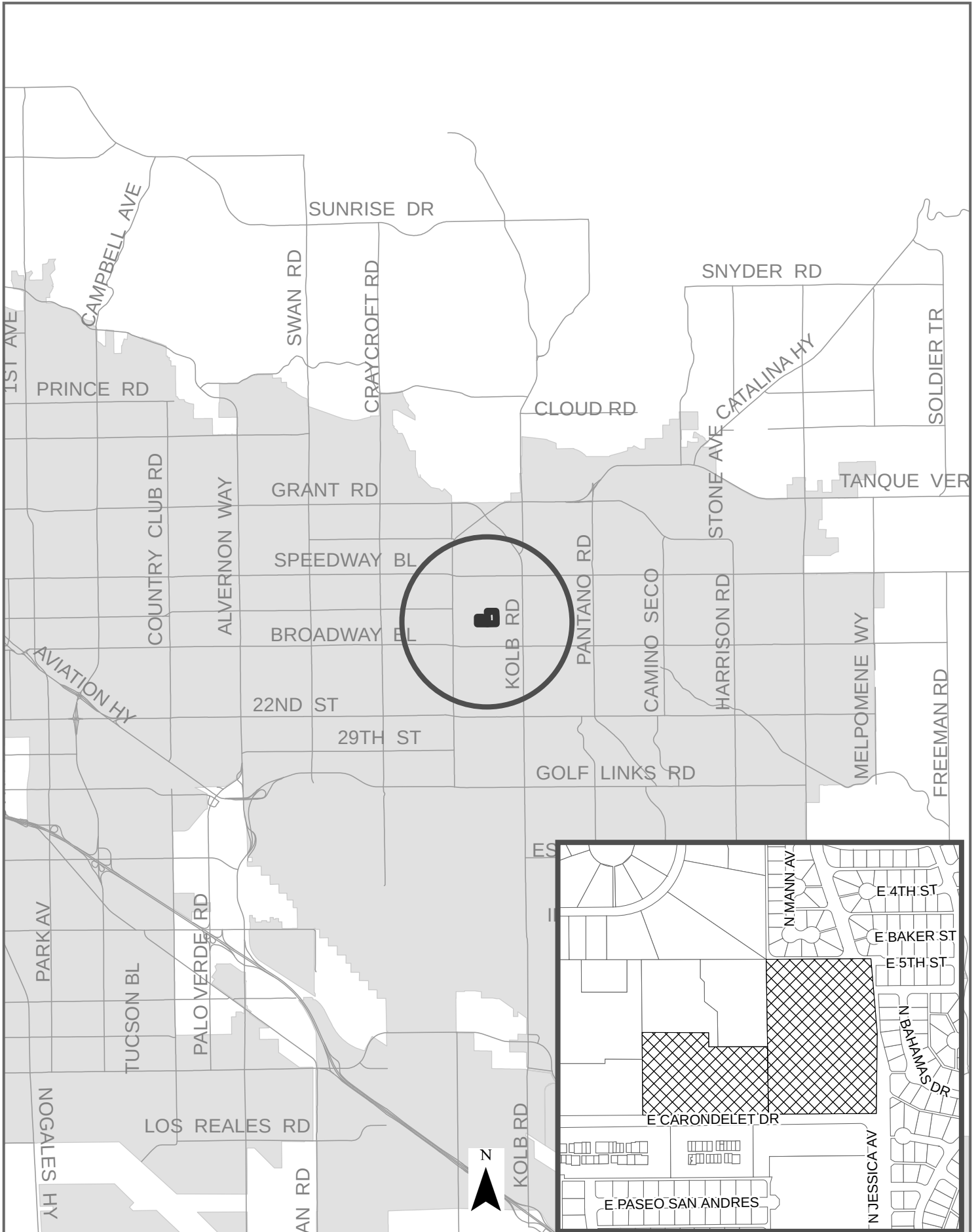


Linus B. Kafka
Zoning Examiner

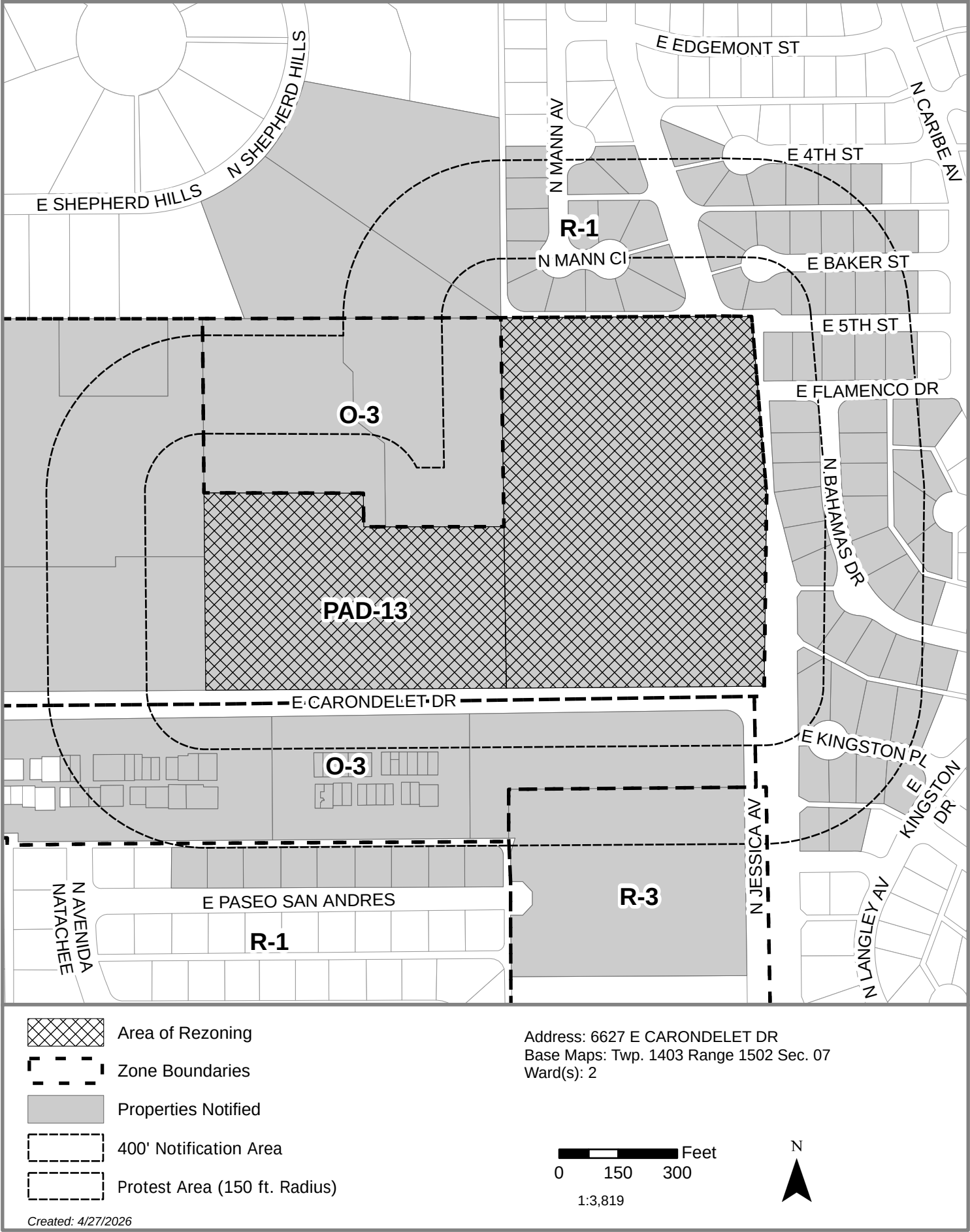
ATTACHMENTS:

Case Location Map
Rezoning Case Map
Aerial Map
Public Hearing Minutes
cc: City of Tucson Mayor and Council

TP-MOD-0426-000043 - 6627 E CARONDELET DR



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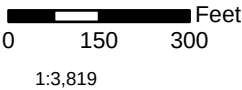


TP-MOD-0426-000043 - 6627 E CARONDELET DR



Subject Property

Address: 6627 E CARONDELET DR
Base Maps: Twp. 1403 Range 1502 Sec. 07
Ward(s): 2



CITY OF TUCSON ZONING EXAMINER
PUBLIC HEARING

JULY 23, 2026

St. Joseph's PAD Major Change (Ward 2)
(Case No. TP-MOD-0426-000023)

ZONING EXAMINER:

- Linus Kafka

STAFF PRESENT:

- Gabriel Sleighter
City of Tucson
Planning and Development Services Department
- John Beall, Section Manager
City of Tucson
Planning and Development Services Department

APPLICANTS/AGENTS PRESENT:

- Rory Juneman
Lazarus & Silvyn, P.C.
5983 East Grant Road, Suite 290
Tucson, Arizona 85712
- Kevin Letendre
Psomas
1745 East River Road, Suite 245
Tucson, Arizona 85718
- Adam Call
KB Home
1650 East River Road, Suite 201
Tucson, Arizona 85718

1 ZONING EXAMINER: All right. Good evening,
2 everyone. It is 6:00 o'clock on July 23rd, 2026. And welcome to
3 tonight's Public Hearing. My name is Linus Kafka and I'm a
4 Zoning Examiner for the City of Tucson. We have one case on the
5 agenda for the hearing tonight, and that is Case No. TP-MOD-0426-

1 000023, the St. Joseph's PAD Major Change.

2 To avoid any unnecessary noise and interruptions,
3 please make sure that your microphone in the Teams portal is
4 muted, except when you're speaking, of course.

5 As Zoning Examiner, I conduct rezoning hearings and
6 special exception hearings on behalf of the Mayor and Council. I
7 make findings of facts which I put into a written report, along
8 with my recommendation, which I send to the Mayor and Council for
9 their consideration and their final decision. My reports will be
10 based on the information submitted to me, which includes the
11 rezoning application, or the modification in this case, the Staff
12 Report, the written approvals and protests -- and I have received
13 two protests in this case, one from Joseph and Sharon Marchetti,
14 and one from Bruin (ph.) Family Trust -- as well as any other
15 correspondence, and testimony given at the hearing. I'll also
16 include in the record any documents submitted to me up to the
17 close of the Public Hearing.

18 As I mentioned, tonight's proceedings are being
19 recorded. If you plan on speaking tonight, I'm going to ask you
20 to be sworn in in a moment, but when I do call on you to testify,
21 please tell me your name -- start your testimony by telling me
22 your name and your address, and then provide whatever testimony
23 you are planning on providing.

24 So, for this case, I'm going to complete a Preliminary
25 Report within five working days after I close the Public Hearing.

1 I'll then prepare a Final Report which will be issued two weeks
2 after the close of the Public Hearing. If you want to receive a
3 copy of my report, and you're not listed as a party on one of the
4 cases, you can send an email to Tucsonaz.gov. The Planning and
5 Development Services Department will provide you a copy of my
6 report; it'll also be available online. All the reports will be
7 sent to the Mayor and Council as I said, and the -- and they will
8 schedule a Public Hearing on that. They'll vote based on my
9 recommendation, as well as other factors that they take into
10 consideration.

11 So, here's how the proceedings this evening are
12 scheduled: First, I'm going to swear folks in. Then I'm going
13 to ask Mr. Sleighter to present the Staff Report. Then I'm going
14 to ask the Applicant, or the Applicant's consultant, to give a
15 presentation. After the Applicant's presentation, I'm going to
16 call on anyone who wishes to speak. So, anybody who wishes to be
17 heard on the matter can be heard, but I would ask that we keep
18 comments concise. Then, after the public testimony, I'll offer
19 the Applicant the opportunity to come back and address any
20 points, and to address any questions that I may have. If you are
21 a member of the public wishing to ask a question of the
22 Applicant, please direct it to me. Ask me to ask that question,
23 or ask me if that's a question I would like to make. I just want
24 to hear your testimony. It's not a conversation. Then, after
25 that, I will -- if it's appropriate, I will close the Public

1 Hearing. If it's not appropriate, I will continue for more
2 information to a later date.

3 So, at this time, I'm going to open the Public Hearing
4 in the only agenda case that I announced at the beginning and ask
5 Mr. Sleighter to present the Staff Report.

6 MR. SLEIGHTER: Sure. Thank you. So, this is an
7 application by Lazarus & Silvyn on behalf of KB Home to modify
8 the St. Joseph's PAD. There's a large area on the east side of
9 the PAD that was originally envisioned for either office or
10 residential uses. This is a major modification request because
11 the criteria for a major modification -- the major modification
12 criteria are met if the proposed residential density increases by
13 more than 10-percent. I believe the PAD originally allowed
14 something between 90 and 98 units, and this is going to go up to
15 133 units, which would cross over that threshold.

16 The request also changes the language throughout the
17 PAD to reference the Unified Development Code rather than the
18 Land Use Code; and it make some changes to development standards
19 in and around the area that's proposed for residential use to
20 accommodate the kind of lot development style that they're --
21 that they're proposing.

22 The proposal is conformant with both Plan Tucson and
23 the Sewell-Hudlow Neighborhood Plan. It's a moderate increase in
24 density in an area that's kind of a pretty large-scale activity
25 and employment center. The intersection at Wilmot and Broadway,

1 the area around it, it's got the mall, it's got some -- some
2 retail across Broadway. There's automotive dealerships and other
3 large retailers. And so adding housing density in this area is
4 appropriate to the surrounding context, and it's also aligned
5 with the City of Tucson's housing affordability strategies.

6 As you mentioned, we did receive two protests for this
7 case. I won't get into too many of the specifics, because I know
8 the Applicant probably has a presentation, but the -- the
9 Applicant's request conforms to general and area plan policy, and
10 Staff recommends approval of the request of the major change.
11 Finds it appropriate.

12 ZONING EXAMINER: Thank you, Mr. Sleighter.

13 Mr. Juneman?

14 MR. JUNEMAN: Thank you, Dr. Kafka. Did you want
15 to swear us in?

16 ZONING EXAMINER: Yes, I think -- thank you. So,
17 everybody --

18 MR. JUNEMAN: I want you to keep me -- I want me
19 to keep me honest, yes.

20 ZONING EXAMINER: Thank you for reminding me. So,
21 anybody who plans to testify or speak, even if you don't plan on
22 it, you might be inspired to do that, so if you would raise your
23 right hand or virtual right hand and swear to tell the truth, the
24 whole truth and nothing but the truth.

25 MR. JUNEMAN: I do.

1 ZONING EXAMINER: All right. Thank you.

2 MR. JUNEMAN: All right. Thank you. Thank you,
3 Dr. Kafka, Mr. Sleighter, Mr. Beall. I'm Rory Juneman with
4 Lazarus & Silvyn, 5983 East Grant Road in the City of Tucson. We
5 represent KB Home. With me in our office are Adam Call and
6 Angelica Robles from KB; Robin Large is our Senior Land Use
7 Planner at Lazarus & Silvyn; and also Kevin Letendre is our Civil
8 Engineer from Psomas, he's online as well and available for
9 questions.

10 MR. CALL: Kelly joined --

11 MR. JUNEMAN: Oh, Kelly Lee just joined us. She's
12 on her way down to Nogales for her son's baseball game, so she's
13 joining us remotely. She may already be there.

14 MR. CALL: And she's with KB Home as well.

15 MR. JUNEMAN: Yeah, sorry about that. All right.
16 I'm going to go ahead and share some slides if that's okay,
17 unless you have any questions before I start.

18 ZONING EXAMINER: No, let's get into it.

19 MR. JUNEMAN: Oops, all right. So, just want to
20 start off by orienting you to the site. This is a piece of
21 property that is part of the St. Joseph's Planned Area
22 Development; that PAD is about 54 acres. Our property is on the
23 far east corner. It's really -- it's 18 acres and it's really
24 the only piece of the St. Joseph's area that is still vacant and
25 hasn't been developed. It is -- I think Mr. Sleighter alluded to

1 this -- it is an excellent infill site because it's large and it
2 is close to all sorts of existing infrastructure, for major
3 roads, Wilmot and Broadway are not far, utilities, and lots of
4 different kind of employment and activity centers, shopping. So,
5 it really is a pretty unique and good infill site.

6 The uses around us to the north and to the east are
7 single-family residential. To the south, immediate south, is
8 some office and multifamily, and then a little bit beyond that is
9 some single-family residential. And then to our west is really
10 medical, hospital uses. Directly to our west is an assisted
11 living, and then right next to that is medical rehab and then the
12 hospital itself.

13 As Mr. Sleighter mentioned, we're in the Sewell-Hudlow
14 Neighborhood Plan. That plan for our site either encourages low-
15 rise office or medium-density residential, medium-density
16 residential with seven to 14 residences per acre. As you'll see,
17 our -- our plan is just a little bit over seven residences per
18 acre. We're also in the neighborhood building blocks of Plan
19 Tucson and, as indicated in the Staff Report, we meet -- we
20 conform with both of those plans.

21 Again, we're in the -- the -- we're part of the St.
22 Joseph's PAD. We're asking for an amendment to that. Just for
23 note, the hospital was built and opened in 1961. In 2006, the
24 hospital went through -- started some major renovations. They
25 used this -- this PAD to sort of serve as the template for those

1 renovations. Part of that PAD included a phasing, so really most
2 of the hospital -- or really all of the hospital renovations have
3 been done. What the PAD did with our property, or the subject
4 property, is sort of leave it as a placeholder for potentially
5 new medical offices or administrative offices. I think at the
6 time they weren't sure if they would need those medical offices.
7 So, the PAD actually says this could be medical offices; if not,
8 then it's appropriate for medium-density residential. So, it
9 turns out the hospital didn't need this additional land, and so
10 they are selling this property and KB Home has it under contract
11 for exactly what the PAD contemplated, which is medium-density
12 residential.

13 The reason, as Mr. Sleighter mentioned, that we're
14 really here is that at -- at -- in 2006, the PAD put in that the
15 minimum lot sizes should be 8,500 square feet per lot. Twenty
16 years later, that really isn't something that any major
17 homebuilder is going to do. The realities, the housing
18 shortages, costs, really smaller lots are what is feasible and
19 that's really why we're here. We have some other changes to the
20 PAD, but the main reason we're here is to -- to sort of right
21 size and get approved, hopefully, lot sizes that really are
22 typical for 2026.

23 This is the Preliminary Development Plan for the
24 property. We're really not changing it, this -- this general
25 overview of our PDP, but what we are -- what we've included with

1 our application is a -- kind of an example, a concept of what KB
2 might build. This is -- KB has different products, so they've
3 got other products that may have some -- a little bit larger
4 houses, may have a little bit less density, but what we wanted to
5 include was kind of the highest possible density project that KB
6 could build and that's what this is. This is -- it's a unique
7 product where the -- they call it a rear-entry where the garages
8 face the roads, and the front doors face the interior common
9 areas, and so the homes are a little bit smaller, a little bit
10 more density on this plan.

11 The target market for KB is really first-time home --
12 homeowners and retirees. They anticipate their homes to range
13 from a little over 1,000 square feet to a little under 2,500
14 square feet, both one- and two-story -- two-story homes. The PAD
15 allows a height of 25 feet. We're not changing that, so we're
16 maintaining that maximum height, but we will -- but they will,
17 you know, offer both one- and two-story homes to their customers.
18 KB does it a little bit -- kind of unique to some other home
19 buyers where they -- (interruption) -- getting some feedback from
20 somebody -- where they allow the -- the home buyers to sort of
21 choose the lot and the type of home they want, so one and two
22 stories, so there's not kind of a prescribed area that has one-
23 to two-stories. They sort of let the home -- home buyers choose
24 that and evolves. But, in a lot of cases, there's the -- the one
25 stories are preferred or at least there's a significant amount of

1 people who like those one-story products, so -- but both will be
2 available through this process.

3 The access -- the vehicle access to the -- to the
4 project will all be from the south. I want to be clear there
5 will be no access to the north or to the east existing
6 residential areas. All access is going to originate from
7 Carondelet Drive -- or come from Carondelet Drive. I guess it
8 will originate from Broadway and Jessica to the kind of
9 southeast; and then to the west, Wilmot and Carondelet
10 intersections are where the traffic will originate from the major
11 streets; but into the project will have one main entrance onto
12 Carondelet and at the -- towards the southeast edge. And then
13 currently right now there's an access easement that provides
14 access to the senior living and to the -- the rehabilitation
15 center will have one access point off of that -- that easement
16 route, so for a total of two access points.

17 There will be ample visitor parking within, especially
18 with this product, it -- it -- there's not really driveways for
19 parking, so needed a little extra parking, so there will be
20 plenty of visitor parking within the project. We've asked for
21 the ability to do private streets. If -- if we do move ahead
22 with private streets, then those will be maintained by the HOA;
23 obviously won't be maintained by the City.

24 And then I wanted to point you to the northeast corner
25 of our project. All of this area that -- hopefully you can see

1 my cursor -- that I'm pointing to is currently -- it's FEMA
2 floodplain, so that is going to remain. We're -- KB is not
3 requesting to do any kind of change to the floodplain. And we've
4 got some -- I'll talk about it a little bit -- some really -- I
5 think are really cool ideas in this area. But I just wanted to
6 make sure to explain that this area will be preserved as either
7 functional or natural open space. And then I'll -- I'll expand
8 on this area in a few minutes.

9 So, I want to go through a few of the specific changes
10 that we've asked for compared to the current PAD with this new
11 PAD. First are setbacks. The PAD has setbacks established as
12 perimeter setbacks, so there's no internal setbacks to the -- to
13 the homes, but there are building setbacks around the edge. The
14 original PAD, or I guess the current PAD, set those based on the
15 Land Use Code. We're not changing the set- -- the perimeter
16 setbacks on the east, west or north, those are going to remain 25
17 feet and ten feet. But, on the -- on the south along Carondelet,
18 we've simply adopted what the new UDC has adopted for street
19 frontage setbacks, which is ten feet; it used to be, I think,
20 twice the height. Now, we're just using what the current Code
21 uses, the ten-foot setback, which I think is -- is appropriate
22 for this area, especially along Carondelet.

23 Regarding landscape buffers, the original PAD, again,
24 deferred to the Land Use Code. We've -- we've kept most of those
25 buffers, but we've -- I think we've -- I think tailored them to

1 the adjacent uses, which makes a little bit more sense. On the
2 north, the east, and the south, we've included a ten-foot
3 landscape buffer. But, next to the existing assisted living,
4 which is really -- functions more like a nonresidential, kind of
5 a commercial use, we've swapped landscape buffers for a five-foot
6 screen wall. We think that that will make more sense, both for
7 the -- for the assisted living and for our residents in that
8 area, and give a little bit more space for both.

9 For the pedestrian circulation, not really changing
10 what's in the PAD much, but what the PAD did require was a Rose
11 -- what it calls a Rose Hill Wash Trail. This is the Rose Hill
12 Wash on the eastern side. And what the PAD just said is you've
13 got to put in some sort of a walking, multi-use path in that
14 area, but it left it vague. What we've done is to refine that a
15 little bit and -- and there's a sewer line that runs through here
16 and a corresponding sewer easement. What we've decided is it
17 makes sense to overlap that trail with that sewer easement and
18 that sewer line, to co-locate them; one, that limits the service
19 -- we don't have a sewer easement and then another trail at
20 another location, so I think it makes more sense for preserving
21 more of the natural area in there; and then it helps with access
22 for wastewater to the sewer line. There's -- there's I think
23 some good logical reasons to do that and it really will work well
24 with our site layout, and again I'll show a little bit more of
25 that in a minute.

1 There's a few other modifications to the PAD. Related
2 to our density, we are -- you know, as I mentioned, 8,500 square
3 feet was the minimum lot size. With this 133-unit plan, we're
4 requesting for a minimum lot size of 2,000 square feet, and again
5 the cap at 133 units, and we don't have any maximum lot coverage
6 in this -- in this PAD. If we do private residential streets,
7 they would have a 25-foot cross-section, a little bit less than
8 what City Code allows -- or requires for public streets, and then
9 we would ask for a slight reduction in the sidewalks for the
10 interior residential subdivision, but not for any public
11 sidewalks that we're going to be responsible for which would be
12 along Carondelet. For maintenance responsibilities, if we have
13 private streets, as I mentioned, we -- those would be maintained
14 by the HOA. Any landscaping, park, or common areas that aren't
15 including a public park, which I'll talk about, those would all
16 be the -- the HOA's responsibility.

17 The PAD now has design standards, but they really are
18 focused on the hospital's commercial development. There really
19 weren't residential design standards, and the commercial design
20 standards didn't -- didn't really fit with the residential. So,
21 what we decided to do is implement some residential design
22 standards that I think make more sense, so those are in the PAD.
23 And then we've also mentioned in there that -- that we'd share
24 with the adjacent neighborhoods, prior to submittal, what -- what
25 the actual finalized plans are. They've seen what you've seen

1 tonight, and that very well may be what ends up being built; but,
2 either way, we'll -- we'll show the neighbors, you know, what the
3 final design layout -- you know, what the houses will look like,
4 we'll share those with the neighbors prior to submittal.

5 I wanted to just mention briefly some of the -- the --
6 our relationship to some of the properties that are around us. I
7 think for an infill site we've got really substantial setbacks,
8 which I think is unique for -- for an infill site, particularly
9 on the east side, the north and the east side, because of the
10 wash and because of that floodplain area that's going to be
11 preserved -- this is about two -- a little over two and a half
12 acres -- there's significant setbacks to the east, from almost,
13 you know, 375 -- or 370 feet to a little under 200 feet ranging
14 to the east. Even to the north where we don't have as many
15 houses, they're still built -- and these are building -- building
16 dimensions -- we still got about 85 feet separation to the north.
17 To the -- to the assisted living, it's less, but, you know, that
18 really is more of a nonresidential, kind of commercial function
19 there. And then to the south where the existing apartments are
20 across Carondelet Drive, we've got about 125 feet. Also, within
21 our site we'll have additional open space, functional open space,
22 so we estimate about seven and a half acres, which is about 42- -
23 - 40-, 42-percent of the site will be some sort -- some form of
24 open space where it's natural or functional.

25 One of the really I think kind of cool things about

1 this project is we -- we met early with Ward 2, with Council
2 Member Cunningham on this project. He actually lives close. And
3 when we started talking about this -- this wash area that was
4 going to be preserved, and then also talking, yeah, we would have
5 internal park amenities for our residents, he kind of came up
6 with this idea of why don't we make the park amenities public and
7 accessible to everybody around, sort of a neighborhood walking
8 type park, and -- and allow KB to get impact fee credits for that
9 park area and sort of treat it as a win/win for everybody. Where
10 KB would build the park and then dedicate it to the City,
11 dedicate the park land to the City as well; and then the KB
12 residents would get to use it, other adjacent residents would get
13 to use it. So, we really think it's a pretty creative idea. And
14 so that's -- you know, that's how we moved forward.

15 We're right in the middle of negotiating the terms of a
16 development agreement with the Parks Department. We've had
17 recent back and forth. We've got a term sheet. So, our -- our
18 plan is, you know, hopefully we'll be going to Mayor and Council
19 for approval; at that same agenda -- on that same agenda we would
20 be going to Mayor and Council with a development agreement that
21 memorializes this and really works out all the details.

22 The potential amenities, we haven't figured those out
23 yet; that'll be part of this development agreement process, but
24 it'll be kind of a standard small neighborhood park. We've
25 listed some things that possibly could be there, won't be all of

1 them, maybe just a few, but -- but that's -- that's all -- that
2 design effort is still to come, but we're really excited about
3 the concept and think it's -- it's, like I said, a really
4 creative and unique idea.

5 So -- all right. Just to finish off, we did -- we've
6 done quite a bit of public outreach. We -- we met initially with
7 some of the leadership from the El GHEKO and the Harold Bell
8 Wright neighborhoods, and talked about, you know, the project,
9 talked about this park idea, got some good feedback. We had our
10 official neighborhood meeting on March 10th. We had about 30
11 attendees. And we got a lot of feedback at that meeting about --
12 about mostly really I think traffic and the wash/park area; those
13 are the biggest -- the biggest feedback we got.

14 So, we went back about three weeks later, had a second
15 meeting, kind of fleshed out some of the ideas we had and -- and
16 got, again, a lot of good feedback. I think there's two things
17 that came about from this: one was there's a concern about
18 safety along Carondelet and Jessica. There's no stop sign at
19 that corner, so there's just concern about safety. From that, we
20 went ahead and did a traffic study; it's a -- at this point, it's
21 a draft study. Typically, a traffic study doesn't need to be
22 submitted to the City until, you know, our plat -- tentative plat
23 process. But KB went ahead and did one earlier based on this
24 neighborhood meeting just to kind of get a read of how our
25 traffic is going to affect the area.

1 What they found from that study -- and -- and I'm happy
2 to share that study with you if you'd like -- again, it's in
3 draft form; it hasn't been reviewed by the City, but it has been
4 by our engineers. What that -- that traffic study showed was
5 that the existing roadways can accommodate this project's
6 traffic. It -- it looked at intersections as far out as Wilmot
7 and Carondelet and Jessica and Broadway, and found that those
8 intersections would -- would function at about a level surface B
9 or better, which is very good. And then other internal
10 intersections would function at about a level C or better, which
11 is still really good for -- for City infill. And, essentially,
12 it concluded that the -- again, that the -- the project's traffic
13 could be accommodated by those existing roads and there wasn't
14 any turn lane warranted or anything.

15 Now, we may, at the Carondelet/Jessica corner, would
16 work with Department of Transportation and Mobility on -- to make
17 sure that that's a safe corner, maybe it's including some traffic
18 signs, some stop signs or yield signs, things that might slow
19 some traffic down there, but -- but that's something that we'll
20 -- we'll address really at the -- at the plat stage.

21 The other big concern we had from the neighborhood
22 meetings was just about the park and the -- you know, the
23 potential for attracting kind of vagrancy and how to handle some
24 of those things. We had some ideas like we wouldn't include
25 outlets or electricity at the park. We'd limit water to -- you

1 know, if we just had a dog park, the City does require a water
2 fountain at -- for a dog park. So, certain things that came up
3 that we think we can address and, you know, it's -- that's one of
4 those problems that's tough, that's really found all throughout
5 the City. Our thought is, though, that this is more of a public
6 park kind of hidden away, that those issues probably will be less
7 than some other parks that are along, you know, true major --
8 major roads.

9 So, that is really it. I'm happy to answer any
10 questions either now or after the Public Hearing.

11 ZONING EXAMINER: Yeah, thank you, Mr. Juneman. I
12 do have some questions, but I'm going to wait until after the
13 public comments.

14 So, at this time, I'd like to ask if any members of the
15 virtual audience would like to speak; and, if you would, if you
16 could raise your virtual hand, I'll then note who it is -- who've
17 raised their hand and then call upon you in order. All right.
18 I'm not actually seeing any virtual hands. John or Sue, do you
19 see anybody who wishes to speak?

20 MS. MONTES: I do not.

21 ZONING EXAMINER: Okay. All right. Well, I have
22 -- I do have a few questions, Mr. Juneman. The -- is there a
23 slope to the -- the east portion of the parcel that would become
24 the park, that sort of floodplain area?

25 MR. JUNEMAN: There -- well, actually, if you

1 don't mind, I'll share -- we've got a couple --

2 ZONING EXAMINER: Yeah.

3 MR. JUNEMAN: -- I can share that. To answer your
4 question while I'm bringing that up -- oh, wow, I don't know how
5 I just automatically got it --

6 ZONING EXAMINER: Yeah, right.

7 MR. JUNEMAN: -- that's the smoothest thing I've
8 done all week.

9 ZONING EXAMINER: Magic touch there.

10 MR. JUNEMAN: So -- yeah, so as you see from the
11 site, the site slopes from the west down to the east, and it's --
12 and it's pretty significant down towards the -- the wash, like
13 the Rose Hill Wash is pretty low. And then the floodplain park
14 area is all -- it's kind of flat through here and then there's a
15 fairly significant slope upwards where the homes will be.
16 There's going to have to be, you know, quite a bit of grading in
17 here, but none of that grading is going to impact that floodplain
18 area; it'll just have to be sort of where the houses are. And
19 then -- and we're not quite sure what this is, but in the middle
20 is a -- is a pretty -- like a mound, it almost looks like it was
21 a stockpile of dirt at some point way back in the day, but those
22 kind of things will have to be smoothed out, but it -- it -- I
23 mean, there'll be some contour to the site. And, Kevin, you
24 know, if you want to chime in and expand on that, feel free, but
25 --

1 MR. LETENDRE: Yeah, there is a ridge high -- high
2 point that cuts through the site there, but the majority of the
3 site does slope towards the Rose Hill Wash, and the other small
4 area slopes towards -- back towards Carondelet Drive to the
5 southwest.

6 ZONING EXAMINER: Okay. Thank -- thank you. Let
7 me just -- I did note some questions, I'll try to go in order --
8 about the park. You did sort of talk about a couple of safe-by-
9 design aspects; I think that was a concern for the neighbors.
10 You mentioned there wouldn't be any power outlets. There might
11 be water if there's a dog park. Are there any other safe-by-
12 design features that you've been considering or can you expand on
13 that just for the public's edification?

14 MR. JUNEMAN: Sure. We've -- I -- I think the
15 electric and the water were the biggest things, just so they're
16 not kind of an attractive nuisance. Lighting was another
17 concern; that we would have minimal lighting. There might be
18 sort of low lighting just to help on the walking path, but really
19 we didn't want any lighting that's going to attract anybody or --
20 or have any light spill over to the neighbors to the east. I
21 will say this: Going out there, the -- on the east side of the
22 Rose Hill Wash, it's very dense trees and so there's -- there's
23 this -- this really nice natural buffer between those properties
24 that are over off of Flamenco and Bahamas to -- to our property.
25 But, even that being said, we don't want to cause any kind of

1 light spillover.

2 I -- I think -- I think when we get further into the
3 design with Parks, these things will come up. We have made Parks
4 aware that we don't want to do anything that -- that's going to
5 really be an attractive nuisance or attract -- you know, attract
6 vagrancy. So, I don't -- I don't know how to put that correctly,
7 but, anyway, I think you get my point. We're mindful of that and
8 will work with Parks on that.

9 ZONING EXAMINER: I understand. If you can speak
10 to this issue, do you have an idea or a sense of how much of that
11 park area would be developable under the current PAD by right?

12 MR. JUNEMAN: So -- so, currently by right, we
13 could do flexible lot development and -- and use the entire
14 property towards our density calculation. We couldn't develop in
15 that park area at all without doing a change to the FEMA
16 floodplain, right? So --

17 MR. CALL: Can I -- can I --

18 MR. JUNEMAN: Yeah.

19 MR. CALL: So, this is Adam, with KB Home. We
20 could build park amenities in there, we just couldn't put any
21 homes without -- without changing the FEMA floodplain.

22 MR. JUNEMAN: Sure.

23 MR. CALL: By right in the PAD, we can use the --
24 the entire site if we would go -- want to go through that CLOMR
25 process.

1 MR. JUNEMAN: Exactly. So -- so, regardless, we
2 can do park amenities, nonhabitable structures, things like that,
3 in the floodplain areas, so that's -- that's -- that can happen
4 regardless. But -- but, I guess Adam's right, we could develop
5 in -- over the entire site, but the big caveat there is we'd have
6 to do a CLOMR. I mean, you couldn't develop in the wash area,
7 but you could develop in some of the floodplain area if you went
8 to get that -- that change. But, in any circumstances, we're
9 sort of counting that area towards our density, which we can do
10 through flexible lot development design process, right? So -- so
11 I don't know if I -- if we answered your question, but --

12 ZONING EXAMINER: No, no, you -- you did.

13 MR. JUNEMAN: Okay.

14 ZONING EXAMINER: And I don't want to bounce
15 around here, but I've got some questions that are related to the
16 density -- I know that's a concern as well -- but, also, that
17 relates to some extent to the traffic issues. I just want to
18 know if the draft traffic study -- did it identify any need for
19 any traffic improvements?

20 MR. JUNEMAN: No, there was no warrant for turn
21 lanes, and the intersections that were studied were all in
22 acceptable level of service. Again, this hasn't been reviewed by
23 Staff, but the initial -- those initial results, you know, made
24 us think that -- that -- that it'll -- you know, we're not
25 expecting the City to come up with any drastic changes to that so

1 --

2 ZONING EXAMINER: And if improvements were
3 identified, they'd have to be addressed, right?

4 MR. JUNEMAN: They would -- yeah. Let's say we
5 got to the tentative plat stage and the City did disagree and
6 there was some -- you know, say, this wouldn't happen, but there
7 was an error in the study, we would have to -- to -- to
8 essentially make those warranted changes if they happened at that
9 time. And I think we're willing on that -- the
10 Carondelet/Jessica corner, there wasn't anything in the traffic
11 study that said something needed to happen there, but I think
12 that there's a perception that that might be -- there may be some
13 -- a little bit of safety issues there, and we're willing to --
14 to work with the City to make sure that that's -- you know, that
15 that -- if they're agreeable to it, that that may be -- you know,
16 a place where you put a stop sign, make it a little bit safer,
17 that kind of thing.

18 ZONING EXAMINER: This is maybe a
19 speculative/hypothetical question, but did the traffic study
20 identify any distinction between the levels of service that would
21 be presented should the PAD be built out under the 92-unit
22 density versus the 133 proposed?

23 MR. JUNEMAN: There -- there wasn't a comparison,
24 but I think you can -- I think -- you know, the traffic study was
25 prepared at 133 units, so I think the -- you know, I think the

1 conclusion would be whatever's less is better, right? So --

2 ZONING EXAMINER: Yeah, but I -- specifically to
3 the level of service, if it's still within the same tier of level
4 of service, that would be informative, but I understand it's a
5 draft report.

6 MR. JUNEMAN: Oh, I see what you're asking. I can
7 look at that real quick. I -- I --

8 MR. CALL: I don't know if we did the comparison
9 versus -- 92 to the 130, that -- usually that increase is really
10 negligible when you start looking at the entire area, not traffic
11 on the current -- the current arterials, the 40, 50-some-odd
12 additional homes is really -- is pretty negligible when it comes
13 to affecting the -- the level of service.

14 MR. JUNEMAN: Yeah, I think it was what the
15 current traffic is and then with the opening -- your full
16 buildout is at 133. So, I don't think it looked at what 92 would
17 -- would have been.

18 ZONING EXAMINER: And that's -- and that's just
19 comparing residential to residential because the PAD would allow
20 also medical offices and other medical uses?

21 MR. JUNEMAN: Exactly, yes.

22 ZONING EXAMINER: Okay. Sort of turning to the --
23 the -- this is, again, kind of speculative and I apologize, but
24 there weren't -- there wasn't much residential design standard
25 provision in the existing PAD; and, in 2006, we didn't have --

1 you might need to correct me on the statute -- 9-461.18, the ADU
2 statute. Would -- hypothetically, if this was built out at
3 8,500-square-foot lots with 92 residences, there -- would there
4 be anything in the PAD that would prevent any owner from building
5 an ADU under that circumstance given the widespread provision of
6 ADU -- or application I should say?

7 MR. JUNEMAN: So, there's -- there's nothing in
8 the PAD that limited -- well, essentially, what the PAD did was
9 it took the O-3 zone as the sort of base zone for the PAD, right?
10 So, I think you know this, that PADs are -- are sort of developed
11 off of existing zones, right? So, for the eastern part of the
12 property that we're developing, the base zoning was O-3, the
13 hospital part was OC-1. But -- so -- so really what the PAD did
14 was say, for the most part, you can develop under OCR-3 zoning
15 and -- except for the minimum lot size it established. So -- so
16 I think the -- you know, I -- I don't -- I don't recall the LEC
17 at that time, but I am thoroughly certain there was nothing --
18 there was a limit on -- there was a limit on accessory structures
19 back then that has now become much more lucent in recent months,
20 so -- or recent years. So, I think the answer to your question
21 is: Back then, you could've done an ADU as an existing
22 structure, I think that's -- I think that's true, but it would've
23 been limited to one pursuant to those -- you know, those
24 accessory structure limitations so --

25 ZONING EXAMINER: So, what I'm sort of driving at

1 here is that under this proposal, this would be a fixed 133 cap,
2 because you could not do an ADU on any of these, right? It's
3 more like a townhome development that's proposed. It isn't, but
4 it's more like one.

5 MR. JUNEMAN: Yeah, under -- particularly under
6 this, I mean, we've got the 133 dwelling unit limit and there's
7 just not physically any room on this site plan to put anything
8 else so --

9 MR. CALL: Correct. The side yards -- shown here
10 in kind of the tan in between the homes -- that's -- there's not
11 enough space to build a structure and meet the setback
12 requirements for an ADU. So, this would -- this would be it for
13 dwelling units on the site if developed under this scenario.

14 MR. JUNEMAN: Do -- do you --

15 ZONING EXAMINER: And -- go ahead.

16 MR. JUNEMAN: I'm sorry. Go -- go ahead.

17 ZONING EXAMINER: And, hypothetically, at 8,500
18 square feet, you've got each -- each lot that's 8,500 square
19 feet, hypothetically could have ADUs by right under O-3, I
20 believe. John -- John, am I thinking correctly on that one? I'm
21 sorry.

22 MR. SLEIGHTER: Yeah, by -- I mean, per -- yeah,
23 the way ADU code is written, any lot with a house can have an
24 ADU, but the ADU code doesn't supercede HOA regulations. And so
25 if you have a neighborhood you establish with a homeowners

1 association for the common maintenance and all that, that HOA can
2 have its own guidelines governing accessory structures on the
3 lots. And the -- because the ADU -- the city ordinance and the
4 state law don't supercede, like, private agreements between
5 property owners, such as an HOA, the establishment of a
6 neighborhood and an HOA can preclude, legally, the possibility of
7 ADUs being developed, or things like backyard sheds or whatever;
8 like an HOA, it's a private agreement between, you know,
9 individual parties.

10 ZONING EXAMINER: Yeah. Yeah, the HO- -- any -- I
11 guess an HOA could be established without the prohibition of ADU,
12 but then the board could vote one in subsequently. And this is
13 all speculative and hypothetical anyway.

14 MR. JUNEMAN: Well -- and, Dr. Kafka, I will say
15 this: That -- that KB's standard -- they establish CC&Rs for
16 their developments and their -- their typical CC&Rs exclude ADUs
17 and, you know, other kind of outbuildings so --

18 ZONING EXAMINER: Yeah.

19 MR. JUNEMAN: -- and that would be the same --

20 ZONING EXAMINER: Okay.

21 MR. JUNEMAN: -- for this.

22 ZONING EXAMINER: So, it -- it's physically
23 impossible under the proposed development, and it would be sort
24 of legally impossible under the -- the KB standard HOA document?

25 MR. JUNEMAN: Yes, that's correct.

1 ZONING EXAMINER: Okay. All right. Let me just
2 review my notes here and see if I have anything else that I
3 wanted to ask. Oh, Mr. Juneman, is there -- are there any other
4 sort of adopted planning and housing policies that you're
5 familiar with that weren't cited already that are calling for
6 sort of increases in density?

7 MR. JUNEMAN: No, I think -- I think both -- well,
8 Plan Tucson and then Mr. Sleighter mentioned the City's housing
9 policy, so I'm not aware of anything else.

10 MR. CALL: And I think just in the -- the area
11 plan, like we mentioned before, it does support the level of
12 density that we're proposing at the -- at the seven residences
13 per acre.

14 MR. JUNEMAN: Yeah, it actually is a medium-
15 density residential that ranges from seven to 14, so we're at the
16 very bottom of that range so --

17 ZONING EXAMINER: Another subject entirely. You
18 have -- I think if I'm reading correctly, you have the same
19 amount of guest spots, one spot, guest spot, per unit for
20 parking. And is it anticipated that the units, as built, would
21 have single-car or two-car garages in your -- the -- the product
22 offerings that KB --

23 MR. CALL: The stand- -- all homes would have a
24 two-car -- would have a standard two-car garage, and then would
25 have the -- the additional guest parking as shown on the plan --

1 ZONING EXAMINER: Okay.

2 MR. CALL: -- one for each unit.

3 ZONING EXAMINER: All right. That's all the
4 questions I have. Did that -- did my questions bring up anything
5 for anybody else that they wanted to comment on?

6 MR. JUNEMAN: Not -- not on our team it looks
7 like, yeah.

8 ZONING EXAMINER: It looks like somebody is
9 raising their hand --

10 MR. BEALL: Yeah.

11 ZONING EXAMINER: -- that -- I believe the --
12 there's a -- is it Jack McDaniel showing up on the screen there?

13 MR. BEALL: It is.

14 ZONING EXAMINER: Okay.

15 MRS. McDANIEL: Yeah, my -- my name is Annette,
16 I'm his wife. And we live to the north of the property in the
17 cul-de-sac there on Mann Circle. You can see it on your map.
18 And we walk our dogs frequently along the wash there. And I know
19 that that property is considerably higher than our property here.
20 My concern is if you're allowing two-story homes to be built
21 there, they're looking right down into our -- basically, our
22 backyards, our -- all -- in all of our homes. And I'm wondering
23 are the -- are the two-story homes going to be allowed to be
24 placed anywhere? So, they buy the lot and pick their home; is
25 that how it's going to work? Anyone?

1 ZONING EXAMINER: Sorry. Is it Annette McDaniel,
2 was it?

3 MRS. McDANIEL: Yes, uh-huh.

4 ZONING EXAMINER: I apologize. Yeah, if you have
5 a question, direct it to me and then I can ask it of the
6 Applicant and the consultant. And let me just clarify. You said
7 you're to the north of the site, right?

8 MRS. McDANIEL: Yes, on Mann Circle. And you can
9 see our homes back up, I mean, directly to the -- to the proposed
10 site.

11 ZONING EXAMINER: Mr. Juneman, if you could put
12 back the shared screen and show me the setback map that you had
13 up?

14 MR. JUNEMAN: Sure. Let me see here. This --

15 ZONING EXAMINER: Yeah. All right.

16 MR. JUNEMAN: Yeah. So, to the north -- again,
17 these dimensions are building-to-building, so I think we had --
18 there's about a 16 -- 15-, 16-foot alley drainage area here, and
19 then we had another 20-, 25-foot setback and landscape border --

20 MR. CALL: With a landscape border.

21 MR. JUNEMAN: -- yeah.

22 MR. CALL: And under -- under this scenario, this
23 would be the -- this would be the front of the house looking --
24 looking north, so you can see we have quite a bit of separation
25 from the -- 85 feet from building to the back of the nearest

1 home.

2 MRS. McDANIEL: Correct. However, if those are
3 two-story homes --

4 ZONING EXAMINER: Ms. McDaniel, I'm not sure you
5 were here at the very beginning, and I don't know if I swore you
6 in, but as I said at that time, it's not a conversation. You can
7 give your testimony to me, but not ask questions of the
8 Applicant. And then as you talk to me, I'll listen and take
9 notes so that I can put that into my report if appropriate; and
10 then I'll ask the questions of the Applicant. Does that make
11 sense?

12 MRS. McDANIEL: Okay.

13 ZONING EXAMINER: Thanks.

14 MRS. McDANIEL: So --

15 ZONING EXAMINER: And so you -- you have a point
16 that you wanted to make, yeah.

17 MRS. McDANIEL: Well, that was my point, that the
18 -- the property is considerably higher. I mean, we've been out
19 there several times, and if two-story homes are allowed to be
20 built, it's kind of an invasion of our privacy even though it is
21 -- you have your, what is it, 85-foot setback from our home --
22 our homes there? Like I said, it's -- well, that's what he's
23 pointing to, the 85-foot.

24 MR. JUNEMAN: And Mr. Kaf- -- or Dr. Kafka, I'm
25 happy to actually add a little bit of detail here; if that's

1 okay?

2 ZONING EXAMINER: Yeah, that's fine.

3 MR. JUNEMAN: Okay. Ms. McDaniel, you're correct
4 about the way that, you know, KB's customers choose the location
5 of their -- they choose a lot and they choose whether it's one
6 story or single story (sic), so you are correct there. I think
7 one thing to point out that needs to be considered is right now
8 that -- that mound that's in the center that's somewhat close to
9 where you live, it's -- it is the high point and it's going to be
10 lowered. The site is going to be -- it's not going to be
11 completely leveled off, it's going to be probably tiered, but
12 that is -- that is absolutely a high point on the property that's
13 going to be taken down. And it's -- it's really not natural, it
14 looks -- like I said before, it looks like it's, you know, old
15 stockpiled dirt, and so it'll be taken -- taken down. So, I
16 think the -- I think the current condition now would make it look
17 worse because, like I said, there's going to be a lowering.

18 MRS. McDANIEL: Right. But I'm not even talking
19 about the high point, the high point obviously --

20 ZONING EXAMINER: Once again --

21 MRS. McDANIEL: Oh.

22 ZONING EXAMINER: -- I'm sorry. Direct your
23 comments to me and express anything that you want to me. We have
24 to avoid having a conversation.

25 Before I go further, you did enter a bit late and I

1 swore everybody, and just to preserve the -- make sure the record
2 is clear on this. Did you get sworn in or were you -- or can I
3 swear you in now?

4 MRS. McDANIEL: No, I was not sworn in.

5 ZONING EXAMINER: Okay. I'm going to swear you in
6 now. I'm going to just take it on faith everything you've said
7 so far. But do you swear to tell the truth, the whole truth and
8 nothing but the truth?

9 MRS. McDANIEL: Yes, I do.

10 ZONING EXAMINER: All right. Thank you. I
11 apologize. That's sort of administrative.

12 So, as I understand it -- and I'm taking notes on this
13 -- your -- your concern is that the high point of the proposed
14 modification to the PAD in that area is across from your property
15 and that those -- I think it's about eight proposed parcels, or
16 eight proposed units, are on that north side of the site, and
17 that they are high and that would be a potential intrusion into
18 your privacy. Is that a good summation of what your concerns are
19 or is there something additional there?

20 MRS. McDANIEL: No, that's it.

21 ZONING EXAMINER: Okay. Now, can you identify
22 which one of the parcels is yours where -- where you live there?

23 MRS. McDANIEL: It's not on the picture there. I
24 live -- yeah, I live basically where your cursor is, right there.

25 ZONING EXAMINER: Okay. So, you're on -- you're

1 not one of those four parcels there, you're across from those or
2 --

3 MRS. McDANIEL: Yes.

4 ZONING EXAMINER: -- around the corner from those?
5 Okay.

6 MRS. McDANIEL: Correct.

7 ZONING EXAMINER: Mr. Juneman, or any member of
8 the team there, do you know approximately how much lower that's
9 going to come -- that that portion of the site will be at
10 buildout?

11 MR. CALL: Dr. Kafka, Adam Call for KB Home. We
12 -- we haven't started our grading plan yet. Our initial -- that
13 would be lower -- be lowered probably by about ten feet, if not
14 more. We'll have a better understanding once we get some
15 conceptual grading put together, but we have recognized that area
16 as a high spot and we'll be lowering that to kind of match the
17 grade with the rest of the site.

18 MR. JUNEMAN: And, Dr. Kafka, just for reference,
19 the -- the properties, at least on the south side of Mann Court
20 -- I'm not sure about on the north, but it's probably not much
21 different -- are about 2,568 elevation. The -- the mound is up
22 as high as 2,590 to 2,594, so it's a good 20 -- 20 feet, 24 feet.
23 So, you know, I don't -- I don't want to create illusions that
24 it's -- it's not -- it's going to be level, but, you know, it'll
25 still be a little bit higher, but it'll be a significant decrease

1 in that -- that elevation there on that mound just to bring it in
2 line with, you know, more of the site to the south.

3 ZONING EXAMINER: Does anybody know how deep those
4 north -- north of the alley, south of Mann Court lots are?

5 MR. JUNEMAN: They're at the 2,568 elevation.

6 ZONING EXAMINER: No, I mean the depth of the lot.

7 MR. JUNEMAN: Oh, we could -- we've got a GIS map
8 up so we can tell you.

9 MR. SLEIGHTER: So, I'm -- I'm already looking.
10 It's about 102 feet deep, the lots on the south side of Mann
11 Circle. The intersection, at the narrowest part, is about 50
12 feet, and then on the north side, it's again about 100 feet in
13 depth. So, that's about 150, plus the setback, maybe 175, 180
14 feet from the front -- front door of the -- of the house directly
15 north of the east circle roundabout there.

16 ZONING EXAMINER: Okay. So, approximately an
17 additional 100 feet. Well, there's the street too, so 100 -- you
18 said 150 feet, is that correct, from -- I'm trying to visualize
19 this and, unfortunately -- I -- I could -- I don't want to pull
20 it up, it might waste time.

21 MR. SLEIGHTER: From the property boundary of the
22 subject parcel to the front of the building is 217 feet.

23 ZONING EXAMINER: Okay. Thank you. And that's to
24 Ms. McDaniel's parcel?

25 MR. SLEIGHTER: Correct.

1 ZONING EXAMINER: Okay. Does that bring up any
2 questions, Ms. McDaniel?

3 MRS. McDANIEL: No, it's still a concern. I do
4 have another question.

5 ZONING EXAMINER: Okay. I -- I only wanted to
6 figure that all out because I kind of wanted to figure spatially
7 out what your -- how your concerns play out in real space. So, I
8 -- yeah, I want to take those into account. All right.

9 What's your other question?

10 MRS. McDANIEL: My other question is: Will access
11 -- will we still have access to the -- the -- we have a nice
12 walkway -- I don't know what you call it, an alley -- along Rose
13 Hill Wash that we walk dogs on. Will -- will that be blocked off
14 for the neighborhood?

15 ZONING EXAMINER: I'm not sure you were here for
16 the presentation, but I'll let Mr. Juneman sort of reiterate a
17 little bit on the tentative plans or the proposed plans for the
18 Rose Hill Trail access to the neighborhood and the proposed park,
19 just to recap and address those concerns about access for Mrs. --
20 Mrs. -- Ms. McDaniel?

21 MRS. McDANIEL: Mrs., Mrs.

22 ZONING EXAMINER: Mrs. McDaniel. All right.
23 Thank you.

24 MR. JUNEMAN: Sure, Dr. Kafka, Mrs. McDaniel.
25 Just to -- I'm happy to answer more specific questions, but this

1 -- this path here, it follows a sewer easement, but it's going to
2 be kind of a walking path, multi-use path, and it'll be open to
3 the public. I -- I can't remember, I think it does connect --
4 you probably know better than me that it connects up --

5 MRS. McDANIEL: Yes.

6 MR. JUNEMAN: -- through here -- but -- but it'll
7 be -- it'll be a publicly-accessible path. There will be a small
8 park in this area, not quite sure what that's going to -- you
9 know, what the amenities are going to be, but it'll be publicly
10 accessible and it will go all the way -- oops, didn't mean to do
11 that -- it'll go all the way down -- actually, this is a better
12 view -- all the way down to Jessica and Carondelet. So -- and
13 the City is -- is putting in kind of a bike path along Carondelet
14 that'll go east into the El GHEKO neighborhood. So, there'll be
15 -- yeah, there'll be connectivity there and public accessibility.
16 We're definitely not taking that away and I think -- I hope we're
17 making it better.

18 MRS. McDANIEL: Okay. Great. And, Mr. Kaf- -- is
19 it Kafka?

20 ZONING EXAMINER: Kafka, yes.

21 MRS. McDANIEL: Okay. I'm sorry.

22 ZONING EXAMINER: No worries. Thank you.

23 MRS. McDANIEL: And the -- my last question is:
24 Is the public park going to allow dogs on a leash?

25 ZONING EXAMINER: My understanding is there may

1 even be some dog park amenities in that public park, at least
2 that has been part of the discussion, but I'll let Mr. Juneman
3 address that more. And -- and, in fact --

4 MR. JUNEMAN: Yeah, yeah.

5 ZONING EXAMINER: -- I believe the neighbors are
6 actually -- can participate in that discussion?

7 MR. CALL: Yeah, we have had some discussions with
8 neighbors. We're still talking with City Parks as well. Once
9 this subdivision is created and the park's completed, it will be
10 dedicated to the City. Again, like Mr. Juneman mentioned, we
11 haven't fully -- fully designed the amenities yet, but it would
12 be subject to the -- the same requirements as any other City
13 parks. I believe dogs on a leash would be allowed there.

14 MR. JUNEMAN: And we're working with Ward 2 --
15 we're working with Parks, but we're also kind of working pretty
16 hand-in-hand with Ward 2 on this because they have an interest --
17 this is really kind of their idea, so they've definitely got a
18 vested interest in this so --

19 MRS. McDANIEL: Okay. Thank you. I appreciate
20 that.

21 MR. JUNEMAN: Yeah, you bet. Thanks for being
22 here.

23 ZONING EXAMINER: All right. Thank you, Mr.
24 Juneman. Thank you, Mrs. McDaniel.

25 Is there anybody else who wishes to speak at this time?

1 All right. Mrs. McDaniels -- Mrs. McDaniel, thank you for your
2 comments and your testimony this evening. Thanks again,
3 everyone, to Staff and to the consultant and the Applicant.

4 I think at this time I have sufficient information and
5 will close the Public Hearing unless anybody has any last
6 comments they wish to make. I'm seeing none. I hereby close TP-
7 MOD-0426-000023, the St. Joseph's PAD modification. Thank you,
8 everybody.

9 I usually will say in person please be safe driving
10 home, but I will only say that now just directed to the people
11 that I can tell are at their offices. So, please be safe out
12 there. And you'll have my Preliminary Report in five business
13 days; I believe next Thursday. All right. Thank you.

14 MR. JUNEMAN: Thank you very much. Have -- have a
15 nice evening.

16 ZONING EXAMINER: You, too.

17 (Conclusion of the hearing.)

18 * * * * *

CERTIFICATE

I hereby certify that, to the best of my ability, the foregoing is a true and accurate transcription of the digitally-recorded City of Tucson Zoning Examiner Public Hearing held on July 23, 2026.

Transcription completed: July 29, 2026.

/S/ Danielle L. Krassow
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Legal Transcriptionist