



MEMORANDUM

DATE: July 7, 2025
For July 23, 2026 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: Koren Manning
Planning & Development Services
Director

SUBJECT: REZONING – PLANNING & DEVELOPMENT SERVICES REPORT
TP-MOD-0426-000043 St. Joseph's PAD – Major Change (Ward 2)

Issue – This is a request by Lazarus & Silvyn, on behalf of the 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 the lot size 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 updates the PAD to update all references to the former Land Use Code to refer to the 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.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of the major change to the St. Joseph's PAD.

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 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.

Related Cases:

None.

Applicant's Request – Amend the St. Joseph's PAD to modify the development standards for residential uses in the PAD for the construction of a new 133-lot residential community with a new park. The park would be dedicated to The City upon completion.

Specific language of the PAD amendment is available in the case documents.

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: 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.

Public Input – The consultant/applicant held a neighborhood meeting on March 10, 2026 at the Hampton Inn & Suites located at 251 S Wilmot Rd, nearby to 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 the original vision for this site was large medical offices which would have generated more trips than residential subdivisions, and so this would be a less intense use than what was originally envisioned.

The project team reassured 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 explained the park will not have electrical outlets or restrooms onsite. The park would also use “Safe by Design” principles to discourage encampments and deter crime and vagrancy. The addition of new residents to the area would further discourage those 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, but the project team relayed that two-story homes would be set back from surrounding neighborhood by the park to the east, and a 50-foot distance to the north.

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

Discussion – The modification request to the St. Joseph's PAD allows for a significant 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.

Conclusion – The applicant's request modifies PAD consistent with plan policy while also providing reasonable compatibility with existing residential uses around the site.

The proposed major change to the St. Joseph's PAD is consistent with, and supported by, the policy direction provided by *Plan Tucson* and the *Sewell-Hudlow Neighborhood Plan* and meets the intent of the St. Joseph's PAD. Approval of the major change is appropriate.

June 22, 2026

VIA E-MAIL (JOHN.BEALL@TUCSONAZ.GOV)

John Beall, Principal Planner
Planning and Development Services Department
City of Tucson
201 N. Stone Avenue
Tucson, AZ 85701

RE: St. Joseph's PAD Amendment (TP-MOD-0426-000048)

Dear John:

Our client, KB Home Tucson, Inc. ("KB"), is interested in developing approximately 18 acres (the "Property") located along E. Carondelet Drive just east of St. Joseph's Hospital in the City of Tucson ("City"). The Property is part of the St. Joseph's Planned Area Development (the "PAD") and includes APN 133-17-0670 ("East Parcel") and a portion of APN 133-17-0650 ("West Parcel"). The East Parcel is vacant and includes a portion of Rose Hill Wash. The West Parcel contains a medical office building and associated parking lot with a driveway ("Access Easement") to the adjacent assisted living/rehabilitation facility to the north. KB plans to develop the vacant portion of the West Parcel, east of the Access Easement, along with the East Parcel. KB is requesting an amendment to the PAD ("PAD Amendment") to support the development of the Property as a single-family residential subdivision (the "Project").

A. Background & Policy

The PAD, adopted in 2006, was intended to bring the existing hospital in conformance with the zoning code and entitle the property surrounding St. Joseph's Hospital ("Hospital") with uses that are compatible with the existing medical uses and the nearby residential neighborhoods. The western half of the PAD, including the Hospital, has an underlying base zoning designation of OCR-1. The eastern half of the PAD, including this Property, has an underlying base zoning designation of O-3, which permits residential uses. The PAD modifies the O-3 zoning designation to require a minimum residential lot size of 8,500 square feet ("SF"), which 20 years later is not a viable lot size for residential subdivisions.

The Property is within the Hudlow Area of the Sewell-Hudlow Neighborhood Plan ("SHNP"), which identifies the East Parcel as Low-Rise Office/Medium-Density Residential (defined as 7-14 RAC). The West Parcel is identified as Public/Semi-Public, and one of the policies within this designation is to *"allow rezonings to...medium-density residential uses...provided that traffic generated can be accommodated on Carondelet Drive and emergency vehicle access is provided."* The PAD's proposed set of land uses, including this residential Project, align with SHNP policies, so an amendment to the SHNP is not required.

B. PAD Amendment Request

KB has prepared a conceptual layout (“Concept Plan”) illustrating one of several ways the Project could be developed. This Concept Plan (included in the PAD Amendment as Figure 28) reflects a rear-loaded lot layout with 133 lots, at a density of approximately 7.4 residences per acre (“RAC”) and 25-foot-wide private streets. The homes’ front doors open onto common areas that are connected with sidewalks, and visitor parking and solid waste enclosures are distributed throughout the community.

In this Concept Plan, access into the Project is provided via two driveways: one on Carondelet Drive and the other using the existing 32-foot Access Easement adjacent to the western edge of the West Parcel that also provides access to the assisted living/rehabilitation facility to the north. Ten-foot landscape borders will be provided around the Project perimeter, aligning with current UDC standards. There will be a combination of one- and two-story homes with a maximum building height of 25 feet, which complies with current PAD standards.

The Project will feature a variety of active and passive recreation amenities, including a primary amenity/recreation space (“Amenity Area”) that may contain features such as a jungle gym, a ramada with seating, and/or a dog park. KB would typically place this Amenity Area among its homes, but initial discussions with the Ward 2 office have presented a unique opportunity for the Project to provide a public recreational amenity. Under this plan, KB will place the Amenity Area east of the Project’s new homes in the floodplain near the west bank of Rose Hill Wash. (PAD p. 60-61) The Rose Hill Wash Trail will be part of this Amenity Area, constructed as part of the Project in accordance with PAD requirements and the Pima County Trails System Master Plan. (PAD p. 59) Instead of limiting the Amenity Area to Project residents, KB will work with City Parks and Recreation staff to convert the Amenity Area into a City park, which would end with KB dedicating the Amenity Area to the City. This will allow the Rose Hill Wash Trail and Amenity Area to be fully accessible to the public. KB and the City will negotiate a development agreement (“DA”) that will run parallel with this PAD Amendment request, and that DA will lay out the details of this potential partnership that will benefit the surrounding neighborhoods.

Within the Project’s interior, private common areas, including those landscaped areas where the Project’s homes will face, will be located within the community and will focus more on passive recreation/open space that fosters neighbor interaction.

The underlying O-3 zoning designation, which permits residential uses, will remain. KB has identified various development standards within the PAD to be modified in support of its Concept Plan:

- The minimum lot size requirement of 8,500 SF for single-family detached homes has been revised to 2,000 SF with no maximum lot coverage, allowing for the clustered residential layout reflected on the Concept Plan. (PAD p. 36, p. 47 and Figure 28, PAD p. 58)
- Private residential streets may be constructed with a 25-foot section. (PAD p. 39)
- Four-foot-wide sidewalks are permitted within the interior of a residential subdivision. Any sidewalks provided exterior to the Project will be 5 feet wide. (PAD p. 40)
- The Property’s perimeter buffer widths have been specified, including the minimum 25-foot buffer to the north and the 10-foot buffer (in addition to the width of Rose Hill Wash) to the east. (Figure 20, PAD p. 43)

- The minimum perimeter street setback along Carondelet Drive has been changed to ten feet to align with current UDC standards. (Figure 25, PAD p. 49)
- Residential design standards have been added since the existing PAD only includes standards for nonresidential development. The residential homebuilder/developer will share its plans with the adjacent neighborhoods concurrent with tentative plat submittal. (PAD p. 53 & 57)
- KB's Concept Plan is incorporated as Figure 28 to illustrate one example of how the Project may be constructed. (PAD p.58)
- Identifies homeowners' association maintenance responsibilities for residential development. (PAD p. 65 & 67)

Individual pages from the PAD have been revised to reflect the modifications proposed above. (See attached PAD Modifications.) KB (or another residential builder) may propose a different layout or lot configuration at time of development as long as the plan complies with all PAD standards, including those associated with this PAD Amendment.

Please note that in addition to the above modifications, we have edited Sections 3 (Land Use Plan & Regulations), Section 4 (Circulation Plan) and Section 5 (Implementation & Administration) to replace outdated Land Use Code ("LUC") references with current UDC citations. Except for the above proposed modifications to the PAD's development standards, the updated references do not change the regulatory effect of those PAD sections.

C. Design Compatibility

1. Impact on Neighborhood

KB has focused its efforts on creating new residential opportunities within developed areas of the community where there is already access to existing utility, roadway and commercial infrastructure. The Property is an infill piece surrounded by an assortment of uses of varying densities and intensities and is ideally located near several employment and commercial activity centers. The Project will serve as an appropriate transition between the higher intensity medical and hospital-related uses to the west and the residential neighborhood to the east.

As noted above, KB has been working with City staff 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 cooperation with the City's Parks & Recreation Department. Subject to a DA negotiated with the City, this park, which will be open to the public, will be developed per City standards, and be dedicated to the City upon completion.

2. Building Placement & Buffering

The Project's homes are clustered in the most developable portions of the Property, away from Rose Hill Wash. This configuration sets aside approximately three acres—about 17% of the property—along Rose Hill Wash as open space, preserving the most valuable desert vegetation and minimizing impacts on the Property's natural drainage patterns. The Concept Plan demonstrates the Project's provision of generous buffers that includes at least 25-foot setbacks with ten feet of

enhanced landscaping along those areas of the Property bordering current residential uses. The entire property will include either ten feet of enhanced landscaping, or a screen wall (adjacent to commercial uses). Additional open space is provided along the north and east property lines adjacent to existing residential uses and the Rose Hill Wash. To the north, there will be a separation of at least 35 feet from the new homes to the existing 16-foot alley that separates this Property from existing homes, for a total separation of at least 50 feet from the homes to the north. Rose Hill Wash and its associated floodplain provide even more separation (100-300 feet) between new and existing homes to the east. The proposed PAD Modifications include Residential Design Standards to ensure the Project's compatibility with both the natural environment and surrounding development.

The Project is committed to "Dark Skies" principles and compliance with the Outdoor Lighting Code, which requires shielded lighting that does not spill over onto adjacent properties. No streetlights are proposed within the Project.

3. Traffic & Circulation

The Project's main vehicular access will be on Carondelet Drive with secondary access permitted via the Access Easement on the West Parcel that also serves as a driveway to the assisted living/rehabilitation facility to the north. KB will work with the City's Department of Transportation & Mobility to construct either a multi-use path or a sidewalk along the Project's southern boundary in the Carondelet Drive right-of-way. Any other offsite improvements will be determined per a traffic analysis that will be submitted at or before the development package submittal.

Pedestrian circulation will be distributed throughout the Project. A network of sidewalks will be provided internal to the Project connecting each home's front door to common area. The configuration of the homes creates a safe pedestrian environment by separating pedestrian and vehicular traffic and encourages social interaction among the residents in shared open spaces.

In addition to constructing a sidewalk or trail access between the homes in the Project and the park, KB will work with the City Parks & Recreation Department to locate a walking trail within or adjacent to the 50-foot study area of Rose Hill Wash, likely coinciding with the existing sewer easement to minimize disturbance. The Rose Hill Wash Trail will be eight feet wide with a stabilized surface and will run along the wash from the alley along the northern Property boundary to the future sidewalk/trail to be located along the north side of Carondelet Drive.

Each home will have a two-car garage plus visitor parking. If the Project is developed based on the Concept Plan, clusters of designated visitor parking spaces will be distributed throughout the community.

D. Conclusion

As described above, this Project is appropriate for infill development, and its design, which potentially will include the provision of a public park, will have positive impacts on surrounding uses. Moreover, the addition of new housing helps to address the current housing shortage and will benefit the community as a whole.

We respectfully request the PAD be amended to include the proposed PAD Modifications. Once approved, the modified pages will be merged with the original PAD document, and an electronic version of the revised PAD will be submitted for your files. As always, feel free to contact me if you

have any questions about the Project or require any additional information. Thank you for all your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin M. Large".

Robin M. Large, AICP
Senior Land Use Planner

Attachments: PAD Modifications

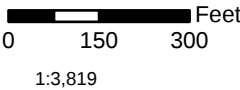
cc: Kelly Lee, KB Home Tucson
Adam Call, KB Home Tucson
Rory Juneman, Lazarus & Silvyn

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



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

