

February 24, 2026

Dear Neighboring Property Owner:

Our firm represents KB Home Tucson, Inc. ("KB"), which is under contract to purchase approximately 18 acres (the "Property") along E. Carondelet Drive just east of St. Joseph's Hospital in the City of Tucson ("City"). The vacant Property is part of St. Joseph's Planned Area Development (the "PAD"), which was adopted in 2006 to support uses that are compatible with the existing medical uses and the nearby residential neighborhoods. Although single-family residential uses are already permitted by the PAD, KB is requesting a PAD Amendment to tailor the site for a new community of up to 130 homes.

This infill Project will feature a combination of one- and two-story detached homes that will serve as an appropriate transition between the higher-intensity hospital/medical uses to the west and the residential neighborhood to the north and east. Landscape borders will be provided around the Project perimeter, the Rose Hill Wash will be preserved, and a walking trail adjacent to the wash will be constructed as part of the Project. Vehicular access into the Project will be limited to two driveways on Carondelet Drive.

As a nearby property owner and neighbor, we invite you to join our neighborhood meeting to learn more about this Project. The meeting will include a presentation about the Project, a review of the City's PAD Amendment process, and plenty of time for questions. The meeting will take place:

March 10, 2026, 6:00 p.m.

Hampton Inn & Suites – Tucson East  
251 S. Wilmot Road, Tucson, AZ 85711

The City will send you separate notices for any future public meetings. If you would like to personally speak with City staff regarding this matter, please contact Gabriel Sleighter at (520) 837-6952 or via email at [Gabriel.Sleighter@tucsonaz.gov](mailto:Gabriel.Sleighter@tucsonaz.gov).

We look forward to seeing you at the neighborhood meeting. If you have any questions before the meeting, or if you cannot attend the meeting and would like to discuss the Project, please contact Rory Juneman or Robin Large at (520) 207-4464 or via email at [RJuneman@LSLawAZ.com](mailto:RJuneman@LSLawAZ.com) or [RLarge@LSLawAZ.com](mailto:RLarge@LSLawAZ.com).

Sincerely,  
Rory Juneman & Robin Large  
Lazarus & Silvyn, P.C.

