

From: [Elaine MacPherson](#)
To: [Sarah Meggison](#)
Cc: [Elisa Hamblin](#); [Tyler Denham](#); [Artemis-June Torre](#); [Kyle Snowden](#); [Carver Struve](#)
Subject: Re: Follow Up from Planning Commission: Tucson for Everyone Redlines
Date: Wednesday, September 9, 2026 12:34:45 PM
Attachments: [Outlook-umstx120.png](#)

Hi Sarah and PDSD team,

Thank you so much for sending this over. Based on our conversation during the Planning Commission, and your suggestion that we provide content suggestions rather than the redlines themselves, we propose incorporating the following items prior to the public hearing (since the study session is one week away and those materials are likely soon to be posted): correcting 30 incorrect cross references. We want to offer to meet to incorporate these together, partnering with y'all while you manage whatever document you're using internally. This approach will prevent back-and-forth edits and allow us to discuss the items in real time.

For ease, those items are listed here. We think we could get through these with y'all in an hour meeting.

Section	Included by City?	Importance	Source Basis	Theme	PDSD / City of Tucson Edits	TfE Edits
3.5.3.I. Public Hearing	No	Cross Reference	Both	Simplify review processes	Conforms rezoning hearings to the revised Zoning Examiner hearing procedure and removes duplicative hearing provisions.	Corrects the reconsideration cross-reference and related numbering/editorial details.
3.5.6.F. Amendment Procedures	No	Cross Reference	TfE			Clarifies the procedure for a minor PCD amendment and corrects the title of Section 3.5.3 to "Zoning Examiner Legislative Procedure."
3.11.1.E. Appeals	No	Cross Reference	TfE			Corrects the internal cross-reference from Section 3.11.1D to Section 3.11.1.D.
5.4.2. APPLICABILITY	No	Cross Reference	TfE			Corrects the Scenic Corridor Zone cross-reference from Section 5.5 to Section 5.3.
5.5.4.B. Utilities	No	Cross Reference	TfE			Corrects Gateway Corridor utility-variance cross-references to Section 5.5.6 and deletes a duplicated single-family-addition exemption.
5.12.2. ESTABLISHMENT	No	Cross Reference	TfE			Corrects the IID establishment cross-reference for major and minor design review from Section 5.12.6.I to Sections 5.12.6.B and C.
5.12.5.A. Application Requirements	No	Cross Reference	TfE			Corrects the IID application cross-references so Streetscape, Development Transition, and Alternative Compliance point to Sections 5.12.8.B, C, and D.
5.12.6.N. Final Approval	No	Cross Reference	TfE			Corrects the Final Approval reference from the former subsection L to the PDSD Director Decision in subsection M.
5.12.6.Q. Timeline For Approval	No	Cross Reference	TfE			Corrects the Administrative Manual references to Sections 3-02 and 3-03.
5.12.7.C. Building Design Standards	No	Cross Reference	TfE			Corrects the Development Transition Standards reference from Section 5.12.8.B to Section 5.12.8.C.
						Standardizes IID land-use terms as Single-Family Dwelling,

5.12.8.A. IID Land Uses	No	Cross Reference	TfE			Attached; Middle Housing Development; and Multifamily Development, and corrects the Group Dwelling review reference.
5.12.8.D. Alternative Compliance	No	Cross Reference	TfE			Corrects Alternative Compliance references from the former subsections A and B to Streetscape Design and Development Transition Standards in subsections B and C.
5.12.8.G. Multi-Zone Parcels	No	Cross Reference	TfE			Corrects the Multi-Zone Parcels mitigation reference to the Development Transition Standards in Section 5.12.8.C.
5.12.8.H. Affordable Housing	No	Cross Reference	TfE			Corrects the affordable-housing eligibility reference from Section 5.12.8.G.1 to Section 5.12.8.H.1.
5.12.9.C. Exceptions	No	Cross Reference	Both	Code clarity and usability	Replaces "perimeter yard" with "setback."	Corrects IID cross-references for transition standards, parking plans, shade requirements, and the affected distance provision.
5.12.10.B.4. Bicycle Parking	No	Cross Reference	TfE			Corrects the Greater Infill Incentive Subdistrict bicycle-parking reference to the IID Parking Plan in Section 5.12.8.F.2.
5.12.10.C. Exemptions	No	Cross Reference	Both	Code clarity and usability	Replaces "perimeter yard" with "setback."	Corrects Downtown Core Subdistrict transition and parking references.
5.12.11.B. Required Use And Development Standards And Notations	No	Cross Reference	TfE			Replaces a duplicative unlisted-use provision with a cross-reference and corrects the Alternative Compliance reference.
5.12.11.D. Use Specific Standards For Table 5.12-DLS-1	No	Cross Reference	TfE			Allows only Multifamily and Middle Housing Development without detached single-family dwellings under the specified standard and corrects the Group Dwelling definition reference.
5.12.11.G. Loading, Solid Waste, Landscaping And Screening For All Areas And Sub-Areas In The DLS	No	Cross Reference	TfE			Corrects the off-street loading reference from Section 7.4 to Section 7.5 and the shade reference to Section 5.12.8.B.2.
5.12.11.I. Parking	No	Cross Reference	TfE			Corrects IID parking-plan references, fixes a nonexistent Section 5.12.E reference, and changes "care-share" to "car-share."
6.3.3.A. Mobile Home Dwelling	No	Cross Reference	Both	Code clarity and usability	Changes the duplicated "Residential Use" heading to "Mobile Home Dwelling."	Replaces the duplicated Residential Use list with a specific Mobile Home Dwelling category and definition cross-reference.
6.3.3.C. Multifamily Development	No	Cross Reference	TfE			Standardizes the Multifamily Development heading and replaces an incorrect numbered cross-reference with a title-based definition reference.
6.4.4.C. Height Exceptions	No	Cross Reference	TfE			Corrects the Historic Preservation Zone height-exception reference from Section 6.4.5.B.10 to Section 6.4.4.C.10.
7.4.5.F. Other Permitted Reductions	No	Cross Reference	TfE			Corrects the internal reference for Other Permitted Reductions from Section 7.4.5.E.2-8 to Section 7.4.5.F.2-7.
7.5.4.F. Striping Requirements	No	Cross Reference	TfE			Corrects the cited title of Section 7.4.6.G to "Striping Requirements."
7A.10.2.A. Permanent Signs - Zone Category Standards	No	Cross Reference	TfE			Corrects the Historic District and Pedestrian District sign references to Sections 7A.11.1.H and 7A.11.2.D.
7A.10.2.C. Permanent Signs - Additional Sign Type Standards	No	Cross Reference	Both	Sign code reauthorization	Removes the ten-foot setback for an Access Point Sign.	Corrects the Historic District and Pedestrian Business District references for projecting signs.
					Moves substitution	

