



**Southern Arizona
Home Builders
Association**

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February 14, 2023

Ms. Lexy Welcott, Chairperson
Tucson Planning Commission
255 W. Alameda
Tucson, AZ 85701

RE: Proposed UDC Amendments

Dear Chair Welcott:

We appreciate the effort by the City of Tucson to improve the PDS process and begin removing barriers to infill development. It is our hope that this package is only the beginning of an overall effort to address regulatory solutions to our housing crisis.

After review of the proposed UDC amendments, the Southern Arizona Homebuilders Association has the following comments.

We support:

- Item # 4 – Reduced Development Package requirements for smaller projects
- Item # 6 – Align timing for grading permits with Development Packages
- Item # 7 – Remove setback requirements between townhouse units
- Item # 8 – Reduce parking requirements for small multifamily residential
- Item # 9 – Allow accessory structures in front yards for shade and carports
- Item # 10 – Standardize building setbacks on major streets and routes

SAHBA also supports the four minor code error clean ups.

We do not support Item # 3 to require an added Zoning Examiner review of major changes of condition. Adding an additional layer of time/costs to the process is incongruent with our communities overall goal of creating more inventory in the current housing crisis.

Finally, we encourage the commission to consider in the future adding items approved for the Infill Incentive District that would have positive impacts throughout the entire community such as allowing residential development in industrially zoned areas.

Respectfully,

David Godlewski
President & CEO
SAHBA

cc: Mr. Daniel Bursuck