

**stable housing environments. Therefore, it is the City's policy to minimize the hardships and disruptions associated with displacing mobile home residents.**

**If the Request is granted, it will ensure that the MH Park remains, thereby meeting specific goals and policies set out by the City's governing body. Additionally, if the Request is granted, it will result in the proposed landscaping plan being implemented, which will result in a better environment for the residents of the MH Park as well as more pleasing, both visually and physically, environment for the community as a whole. The City Council clearly recognized the need for mobile home parks within the City limits.**

*B. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.*

**As set out above, if the Request is granted it will ensure that the entire MH Park will be allowed to remain, which will provide stability of land use in the area. It will also provide additional affordable housing for the residents of the City. The MH Park has been in place since the early 1970s. The MH Park was providing affordable housing for the City's residents before the majority of this area of the City was even developed. It would be a shame to allow newer residents to move into this area and force out the people who occupied the space first. Although the other two tracts that comprise the MH Park are zoned C-2, by requesting SU-1 for Mobile Home Development for Tract 2A, it essentially ensures that the entire MH Park will continue to operate for the foreseeable future, which leads to stability of land use in the area.**

*C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto, including privately developed area plans which have been adopted by the City.*

**The Request will not be in significant conflict with, and will clearly facilitate realization of, the Comp. Plan, the Unser SDP, the WSSP and the SW Area Plan. The Applicant has chosen to demonstrate that the Request will clearly facilitate realization of the aforementioned plans, as opposed to demonstrating that the Request will not be in significant conflict with said plans, in response to the fact that the City's Land Use Hearing Office has recently determined that when a zone change request is considered a spot zone the applicant must demonstrate that the Request not only "does not conflict with", but "clearly facilitates realization" of, the applicable planning documents. Accordingly, the following analysis, which will be cross-referenced several times herein, demonstrates how the Request clearly facilitates realization of the applicable planning documents, as follows:**

**THE COMP. PLAN:**

**The Property is located in the Established Urban area of the Comp. Plan. The Comp. Plan, Sec. II(B)(5), states that the Goal in the Established Urban areas is to "create a quality urban**