

# Staff Summary Report

Development Review Commission Date: **08/14/07**

Agenda Item Number: 13

**SUBJECT:** Hold a public hearing for a General Plan Amendment and a Zoning Map Amendment for NORTHWEST FARM LTD PARTNERSHIP located at 2727 East University Drive.

**DOCUMENT NAME:** DRCr\_NorthwestFarmLTD\_081407      **PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **NORTHWEST FARM LTD PARTNERSHIP (PL070276)** (Lee Moser, property owner & applicant) for a change in the General Plan Projected Density Map and a Zoning Map Amendment for the Montecito mobile home community consisting of +/-21.65 acres, located at 2727 East University Drive in the RMH, Mobile Home Residence District. The request includes the following:

**GEP07003 – (Resolution No. 2007.68)** General Plan Projected Density Map Amendment from Medium Density (up to 15 du/ac) to Medium-High Density (up to 25 du/ac).

**ZON07007 – (Ordinance No. 2007.58)** Zoning Map Amendment from RMH, Mobile Home Residence District to R-4, Multi-Family Residential General District.

**PREPARED BY:** Ryan Levesque, Senior Planner (480-858-2393)

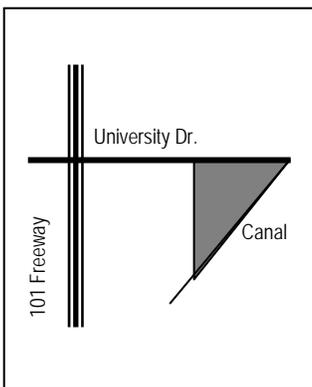
**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989) 

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions (1-5).

**ADDITIONAL INFO:**



**Zoning Standards:**

	<u>RMH District</u>	<u>R-4 District</u>
Max. Density	7 du/ac (152 units)	25 du/ac (541 units)
Min. Lot Area/Unit	3,500 s.f.	1,740 s.f.
Max. Building Height	30 ft.	40 ft.
Lot Coverage	60%	60%
Min. Landscape	NA	25%
<b>Setbacks:</b>		
Front	5 ft.	20 ft.
Sides	5 ft.	10 ft.
Street Side	20 ft.	10 ft.
Rear	5 ft.	10 ft.

A neighborhood meeting was held on July 30, 2007 with this application.

- PAGES:**
1. List of Attachments
  - 2-5. Comments / Reason for Approval
  6. Conditions of Approval
  - 6-7. History & Facts / Zoning & Development Code Reference

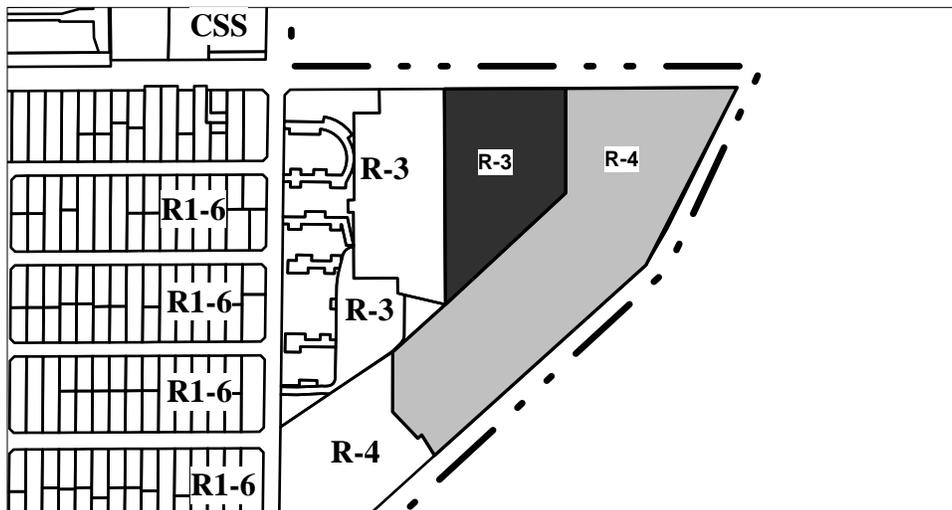
- ATTACHMENTS:**
1. Resolution No. 2007.68
  2. Ordinance No. 2007.58
  - 3-4. Waiver of Rights and Remedies form
  5. Location Map
  6. Aerial Photo
  - 7-10. Letter of Explanation
  - 11-14. Neighborhood Meeting Summary/Handouts
  15. General Plan Projected Density Area Map
  16. Conceptual Development Plan
  - 17-26. Site Photographs

**COMMENTS:**

The applicant is requesting an approval for a General Plan Amendment from up to 15 dwelling units per acre to up to 25 dwelling units per acre and a Zoning Map Amendment from RMH, Mobile Home Residence District to R-4, Multi-Family Residential General District. This site is located east of the 101 Freeway on University Drive, adjacent to the Tempe Canal (Tempe/Mesa city limits). The site is currently and will remain the Montecito Mobile Home Park for the foreseeable future. This site provides housing as a senior park, ages 40 and over. Adjacent to the west of the site is existing condominium/apartments, which share access from University Drive on the Montecito property. To the east and south of the property is the Tempe Canal, which is the Tempe/Mesa city border. Across the canal is a triangular shaped apartment complex, surrounded by and continuing on with single-family homes, as well as commercial properties fronting University Drive. To the north of the site, located in Mesa, are additional apartment communities.

**Site History**

After annexation into the City of Tempe in 1960, this area had been designated R-1, Single Residence District. The majority of this block had developed for single-family (Victory Acres) east of Price Road and west of Evergreen. In 1965, the site west of Evergreen Road, including the Northwest Farm LTD Partnership property, requested a zoning district change from R-1 to R-4. Case records have not been verified, although final zoning adoption of the site indicates both R-3 and R-4 zoning districts. Approximately 375 feet of the parcel adjacent to the Tempe Canal, then continuing north in a line perpendicular to the north property line, was zoned R-4. See image below:



On March 26, 1970 City Council approved a zoning map amendment for development of the Montecito Mobile Home Park from R-3 and R-4 to the current zoning designation of RMH, Mobile Home Residence District. The site was developed with 152 mobile home units.

**Public Input**

The applicant held a meeting (unofficial neighborhood meeting) with the Montecito residents on June 20, 2007 informing residents of the proposal for a general plan amendment and zoning map amendment. The Zoning and Development Code requires projects that propose a General Plan Map amendment or a Zoning Map Amendment must organize a neighborhood meeting regarding a proposal in order to facilitate dialogue with the community prior to public hearings. On July 30, 2007 at 6:00 p.m. the applicant held an official neighborhood meeting at the Escalante Community Center. Property owners within a three hundred foot radius were notified, as well as residents residing on the subject site. Approximately 35 residents primarily from Montecito Mobile Home Park, attended this meeting. See attached meeting summary provided by the applicant. Development Services staff attended this meeting and noted the following comments:

#### Public Comments:

- Concerns were voiced about having to relocate to another community and not being accepted because the mobile home is too old (1971 construction).
- Concerned zoning change and potential need to relocate will be looming over residents.
- Do the current leases protect us from having to move?
- Concerns that State funds could only be used for moving and not for upgrades to the out-dated mobile home. Person who had moved 7 years ago recalled this experience.
- Statement made by resident that they don't want the zoning change and don't want to move.

#### Applicant Responses:

- The applicant repeatedly explained that there are no plans for development and that the existing mobile home park will remain in the foreseeable future.
- The applicant explained three common changes older mobile homes experience when relocating:
  - 1) fire proofing the water heater,
  - 2) emergency accessible window in the master bedroom, and
  - 3) capping wires from aluminum to copper.
- Applicant will need to get back to resident inquiry about commitment/obligation to current leases.
- The applicant mentioned state funds are available for relocation based on size of home.
- Meeting is intended to be an informative meeting and is not asking for support.
- The applicant exchanged contact information with residents for further follow up and inquiries.

The meeting ended at 6:50 pm.

Development Services staff has received a few calls regarding clarification of the request and if there are plans to build. There has been no development proposal submitted to the City at this time. Staff has not received any letters of opposition or support.

### **General Plan Analysis**

#### **Land Use Element:**

The zoning map amendment request is consistent with the General Plan Projected Land Use "Residential". The General Plan Projected Residential Density for this site is Medium Density (up to 15 du/ac). The applicant is requesting a change in the Projected Residential Density map to Medium-High Density (up to 25 du/ac). This change is consistent with projected density adjacent to the west of the property, which has existing R-3 and R-4 zoning districts. This zoning change will reduce the remaining amount of RMH zoned land to approximately 196 acres, or 0.9% of properties within the City with this zoning designation.

#### **Accessibility Element:**

Implementation of objectives and strategies for this element has not been identified at this time.

#### **Community Design Element:**

Implementation of objectives and strategies for this element has not been identified at this time.

#### **Historic Preservation Element:**

The property has no historic or historic eligible designation, so there is no specific requirement for preservation or documentation.

#### **Housing Element:**

Implementation of objectives and strategies for this element has not been identified at this time. The goal of the housing element is to provide diverse housing opportunities for current and future residents, for all income levels and household types, with a specific focus on providing affordable housing programs to help those with the greatest need. The zoning change to a multi-family district has the potential of increasing Tempe's housing stock by up to 541 units, with an R-4 district, providing future opportunities for home ownership. Although no changes to the existing mobile home park is proposed, mobile home communities offer a diverse housing type, a goal of the General Plan's housing element. Mobile homes can be

considered an affordable housing type. It is uncertain at this time if any future development on this site will provide affordable housing opportunities. Current use of the mobile home park provides housing accommodations for residents 40 and over. City-wide analysis has been done that identifies a need for elderly housing in Tempe. This impact is not intended to be addressed solely by this property.

**Neighborhoods Element:**

The applicant has initiated neighborhood involvement with residents on site, providing an open communication and on-going dialogue. A neighborhood meeting is required for this type of request. The applicant held a meeting with residents on site and at the Escalante Community Center with participation from residents. See meeting summary attachment.

**Redevelopment Element:**

Implementation of objectives and strategies for this element has not been identified at this time. This site is not within a defined redevelopment area. The applicant does not intend to redevelop the existing mobile home park at this time.

**Economic Development Element:**

Implementation of objectives and strategies for this element has not been identified at this time.

**Cost of Development Element:**

Implementation of objectives and strategies for this element has not been identified at this time. There are no plans for development.

**Environment (Air, Noise, Ambient Temperature, Energy) Element:**

Implementation of objectives and strategies for this element has not been identified at this time.

**Land (Remediation, Habitat, Solid Waste) Element:**

Implementation of objectives and strategies for this element has not been identified at this time. .

**Water (Water, Wastewater, Stormwater) Element:**

Implementation of objectives and strategies for this element has not been identified at this time. In the event of a future development, Water Utilities Department has indicated adequate service for this site is available. Sewer service is provided with the City of Mesa.

**Transportation (Pedestrian Network, Bikeways, Transit, Travel-ways) Elements:**

Implementation of objectives and strategies for this element has not been identified at this time. This location is within a half mile of the future light rail station on Apache Boulevard. There is easy transit access to a bus stop adjacent to the site. The area has immediate access to the 101 and 202 freeways. The existing Tempe Canal which borders this property to the southeast has a future opportunity as a multi-modal path, connecting near the light rail station. Any future development of the site will require the applicant to provide a traffic study, examining basic traffic impacts.

**Aviation Element:**

This element is not applicable to this request.

**Open Space Element:**

Implementation of objectives and strategies for this element has not been identified at this time.

**Recreational Amenities Element:**

Implementation of objectives and strategies for this element has not been identified at this time. Public recreational areas within this area include existing on site amenities and a nearby future park within the Victory Acres Neighborhood.

**Public Art & Cultural Amenities Element:**

Implementation of objectives and strategies for this element has not been identified at this time.

**Public Buildings and Services Elements:**

Not applicable to this request.

**Public Safety Element:**

Implementation of objectives and strategies for this element has not been identified at this time.

**Conclusion**

Prior to this site being zoned RMH, the property included R-4 and R-3 zoning designations. Without a proposed development that can justify substantial conformance with the required approval criteria, including but not limited to, mitigating any potential negative impacts and provide identifiable long-term benefits, the appropriate designation would be to match the adjacent zoning districts to the west as previously designated.

Staff is recommending approval of this request with specific conditions of approval to designate the property consistent with the adjacent land use site and ensure that additional notification measures are provided to the residents, keeping them apprised of any potential changes to the existing use.

**REASONS FOR APPROVAL:**

1. Modification of the General Plan Projected Residential Density Map from Medium Density (up to 15 du/ac) to Medium-High Density (up to 25 du/ac) is consistent with adjacent projected residential density.
2. Subject to conditions of approval, a height limitation zone will be established, consistent with the height requirements of the adjacent R-3 Zoning District.
3. Proper notification will be made with the residents regarding any future intent to develop, including compliance with state regulations.

**General Plan Approval Criteria**

No General Plan amendment shall be approved unless it has substantial conformance with the criteria below, and any other criteria determined by the City Council:

4. Appropriate short and long-term public benefits;
5. Mitigate impacts on land use, water infrastructure or transportation;
6. Helps the city attain applicable objectives of the General Plan;
7. Provides rights-of-way, transit facilities, open space, recreational amenities or *public art*;
8. Potentially negative influences are mitigated and deemed acceptable by the City Council; and
9. Judgment of the appropriateness of the amendment with regard to market demands, and impacts on surrounding area, service, fiscal, traffic, historic properties, utilities and public facilities.

**Zoning Map Amendment Approval Criteria**

10. The approval of any amendment shall be based on a finding of consistency and conformance with the General Plan and may include conditions of approval.

## CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

1. The property shall provide a one hundred fifty (150) foot zone adjacent to the existing R-3 district to the west, establishing a maximum building height of thirty (30) feet, measured at finished floor.
  2. Prior to the effective date of this ordinance, the property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, or the zoning approval shall be null and void.
  3. Upon submittal of a Development Plan Review application to the City, the owner shall mail no later than ten (10) business days, a letter to all residents on site of the owner's intent to develop. Documentation shall be provided as part of the submittal requirements.
  4. Provide a Traffic Impact Study at the time of application for Development Plan Review.
  5. All necessary infrastructure improvements and city service impacts shall be identified during staff review for a future Development Plan, and all necessary infrastructure shall be paid for in full by the developer.
- The mobile home park will be considered a "legal non-conforming use", pursuant to the Zoning and Development Code. Any future expansions and/or modifications are subject to the provisions and limitations set forth in the Code.
  - Notification and relocation of existing residents will be done in accordance with all State laws, and documented in writing to City of Tempe.

## HISTORY & FACTS:

March 17, 1960	Ordinance No. 313, subject area annexed into the City of Tempe.
Circa 1965	City Council approved a rezoning of the property south of University Drive and west of Evergreen Road to the Tempe Canal from R-1 to the R-3 and R-4 zoning. ( <i>Original request was to rezone the entire site to R-4</i> )
1967	The City of Tempe's first, General Plan 1985 Land Use map designated this area as Residential 1-20 du/acre.
March 26, 1970	City Council adopted Ordinance No. 405.126 approving a rezoning of a 24 acre parcel from R-3 and R-4 Residential Districts to the RMH, Mobile Home Residence District for the Montecito Mobile Home Park, which included a rear yard setback reduction from 15' to 10' for lots backing the Tempe Canal.
July 23, 1970	City Council approved the final development plan for the Montecito Mobile Home Park for 152 trailer spaces.
July, 1972	General Plan Land Use map designated this area as Residential 5 du/acre.
January 28, 1981	Board of Adjustment approved the Use Permit for Montecito Associates to expand a

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legal non-conforming mobile home park by one additional space at 2727 East University Drive.

- May 1992 General Plan 2000 Land Use map designated this area as Residential 16-20 du/acre.
- March 14, 1997 Hearing Officer approved a variance by Montecito Mobile Home Park, Lot 95 to reduce the west side yard setback from 5' to 0' to allow a covered carport.
- December 18, 1997 General Plan 2020 Land Use map designated this area as Residential, greater than 8 du/acre.
- August 4, 1998 Hearing Officer approved a variance request by Montecito Mobile Home #140 to reduce the required front setback from 8' to 5' and reduce the required rear setback from 10' to 5' to accommodate a new mobile home.
- August 18, 1998 Hearing Officer approved a variance request by Montecito Mobile Home #15 to reduce the required front setback from 8' to 5' and reduce the rear setback from 15' to 12.35'.
- October 20, 1998 Hearing Officer approved a variance request by Montecito Mobile Home #26 to reduce the required east side setback from 10' to 5' to accommodate a patio awning.
- June 6, 2000 Hearing Officer approved a variance request by Montecito Mobile Home #16 to reduce the required side setback from 5' to 2' for a carport structure.
- July 19, 2000 Hearing Officer approved a variance request by Montecito Mobile Home #16 and #17 to increase the width of lot 16 by 2', thereby decreasing the width of lot 17 by 2'; reduce the required west side setback of lot 17 from 10' to 8'.
- September 25, 2002 Board of Adjustment approved the variance request by the Montecito Mobile Home Park to reduce the side yard setback for all lots from 5' to 0' on the driveway side of each lot, located at 2727 East University Drive.
- December 4, 2003 General Plan 2030 Land Use map designated this area as Residential, Medium Density (up to 15 du/acre).
- July 30, 2007 Applicant held a neighborhood meeting per Section 6-402 of the Zoning and Development Code.

#### **ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-302, General Plan Amendment  
Section 6-304, Zoning Map Amendment

RESOLUTION 2007.68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE GENERAL PLAN 2030 PROJECTED DENSITY MAP FROM MEDIUM DENSITY (UP TO 15 DWELLING UNITS PER ACRE) TO MEDIUM-HIGH DENSITY (UP TO 25 DWELLING UNITS PER ACRE) FOR APPROXIMATELY 21.65 ACRES LOCATED AT 2727 EAST UNIVERSITY DRIVE AND OWNED BY NORTHWEST FARM LTD PARTNERSHIP.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, that the General Plan 2030 Projected Land Use Map is hereby amended for property owned by Northwest Farm LTD Partnership, located near the southwest corner of University Drive and the Tempe Canal. The projected residential density for this property has been amended from up to 15 dwelling units per acre to up to 25 dwelling units per acre. The total acreage and percentage of projected land uses listed on page 68 of the land use element of General Plan 2030 will be amended to reflect new totals for land uses based on this amendment.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_ 2007.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

ORDINANCE NO. 2007.58

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the RMH, Mobile Home Residence District and designating it as R-4, Multi-Family Residential General District on approximately 21.65 acres.

LEGAL DESCRIPTION

*(Insert legal description here)*

TOTAL AREA IS 21.65 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case ZON07007 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

WHEN RECORDED RETURN TO:

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by \_\_\_\_\_ (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. \_\_\_\_\_ to the City requesting that the City approve the following:

- \_\_\_\_\_ GENERAL PLAN AMENDMENT
- \_\_\_\_\_ ZONING MAP AMENDMENT
- \_\_\_\_\_ PAD OVERLAY
- \_\_\_\_\_ HISTORIC PRESERVATION DESIGNATION/OVERLAY
- \_\_\_\_\_ USE PERMIT
- \_\_\_\_\_ VARIANCE
- \_\_\_\_\_ DEVELOPMENT PLAN REVIEW
- \_\_\_\_\_ SUBDIVISION PLAT/CONDOMINIUM PLAT
- \_\_\_\_\_ OTHER \_\_\_\_\_

*(Identify Action Requested))*

for development of the following real property (Property):

Parcel No. \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*(Legal Description and Address)*

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
(Signature of Owner) (Printed Name)

\_\_\_\_\_  
(Signature of Owner) (Printed Name)

State of Arizona )  
 ) ss  
County of \_\_\_\_\_ )

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by

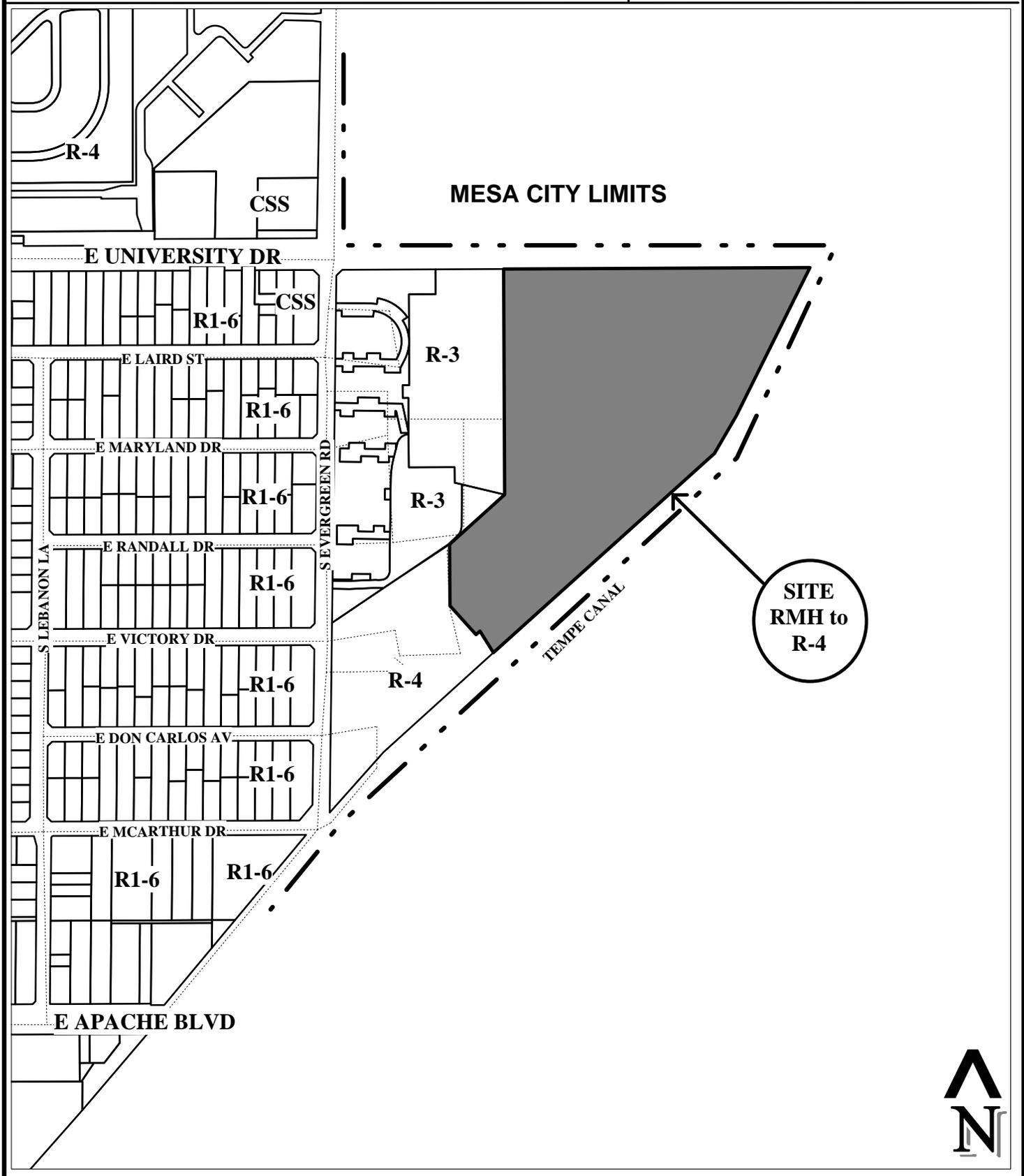
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\_\_\_\_\_  
(Signature of Notary)

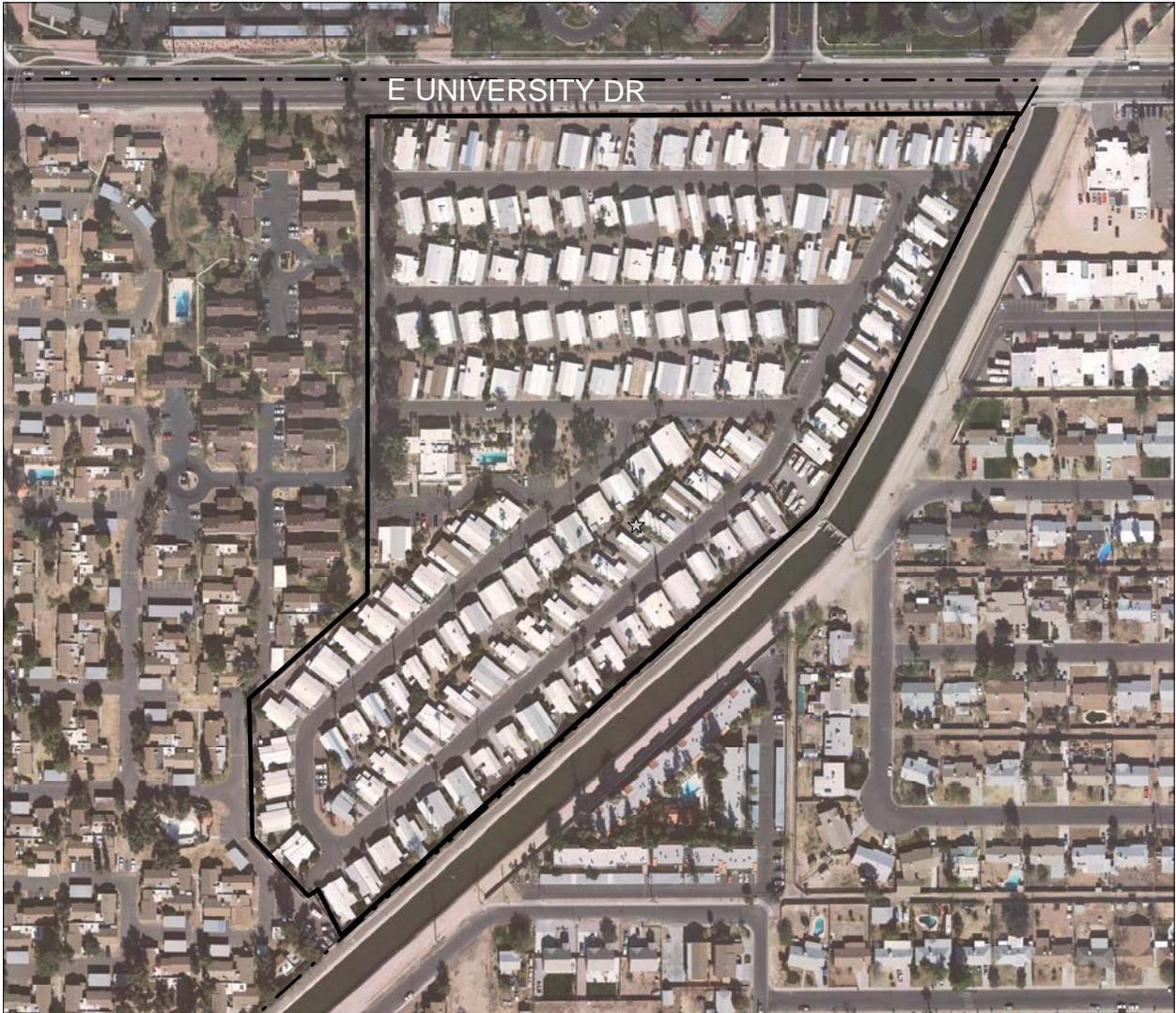
(Notary Stamp)

**NORTHWEST FARM  
LTD PARTNERSHIP**

**PL070276**



**Location Map**



NORTHWEST FARM LTD PARTNERSHIP (PL070276)

June 25, 2007

Ms. Lisa Collins  
Deputy Development Services Manager  
Planning Division  
City of Tempe  
31 East 5<sup>th</sup> Street  
Tempe, Arizona 85281

Re: Montecito Mobile Home Estates

Dear Lisa:

This application requests the approval of a (non-major) General Plan Amendment and a Zoning Map Amendment for Montecito, an approximate 21 acre site located at 2727 East University Drive. The site is currently zoned RMH (Mobile Home Residence), and this request seeks to change the zoning to R-4 (Multi-Family Residential General).

The site was designated Residential by the City of Tempe General Plan 2030. The Projected Residential Density Map for General Plan 2030 shows the site within an area of Medium Density (up to 15 dwelling units per acre). The site is currently identified on the existing Residential Density Map as Low to Moderate Density (4-9 dwelling units per acre).

The General Plan and Zoning Map Amendment for the site, as proposed, would convert the existing RMH zoning to R-4 and would allow for a maximum density of twenty-five (25) dwelling units per acre. These changes would bring the property into conformance with the surrounding property. The proposed change is in conformance with the criteria set for in the City of Tempe Zoning and Development Code section 6-302D. The only change to the General Plan that this applications seeks is to amend the General Plan Projected Residential Density from the voter approved Medium Density to Medium High Density.

JUL 23 2007

Ms. Lisa Collins

June 25, 2007

Page two

The property is currently surrounded by multi-family residential. Moreover, the Tempe land adjacent to this property is already project to have a Medium High Residential Density. The area has, since the original zoning and creation of the park in the 70's, changed considerably. The property is now within two miles of two highways (101 and 202) and one-half mile from a light rail stop. The property is also along at least two Valley Metro Bus routes. In addition, Tempe Marketplace and

Mesa Riverview regional shopping destinations are within approximately a two-mile drive of the property.

**There are no plans to develop the property at this time. There are no plans to change the park use or to relocate existing Montecito residents.**

It is the applicant's intent to continue to operate the property as a mobile home community for the foreseeable future. Accordingly, there are no proposed site plans or elevations to consider. Any future development would be required to come before the City for approval of site plans and building elevations. A Development Plan is attached to demonstrate the amount of redevelopment R-4 zoning would allow.

A meeting for Montecito residents was held on June, 20, 2007, to inform residents of the proposed General Plan Amendment and Zoning Map Amendment. A neighborhood meeting for adjacent property owners within three hundred (300) feet of the site is scheduled for July 30, 2007.

Thank you for your consideration of this matter.

## General Plan Assessment for 2727 E. University Drive

The request to amend the density projection of General Plan for 2727 East University Drive is consistent "with the City's goals and objectives of the General Plan Elements as follows:

We are not proposing to amend the Land Use Element. The sole request for modification of the General Plan in this case is to change the density of the projected Residential Use from Medium Density to Medium to High Density. It is important to note that the existing surrounding uses to this site are multifamily uses. The park use is not changing.

We do not seek to modify the Accessibility Element goals or objectives of the General Plan and we are not proposing to modify the existing site plan.

We do not seek to modify the Community Design goals or objectives of the General Plan and we are not proposing to modify the existing site plan.

We do not seek to modify the Historic Preservation goals or objectives of the General Plan. The site, in its current configuration is not historic but we are not proposing to modify the existing site plan.

We are not changing the use of the park, or the forecasted use of the property. Accordingly, we do not seek to amend the goals or objectives for Housing in any way.

We do not seek to modify the Neighborhoods goals or objectives of the General Plan and we are not proposing to modify the existing site plan.

The site is not proposed for Redevelopment. Accordingly, we do not seek to amend these goals or objectives.

The property is currently in use as a mobile home community and is surrounded by high density residential land uses. While a redevelopment to a higher standard of land use would further the Conservation goals and objectives of the General Plan, a redevelopment of the site is not proposed at this time.

We do not seek to modify the Water Use goals or objectives of the General Plan. However, we are not proposing to modify the existing site plan.

We do not seek to modify the Transportation goals or objectives of the General Plan and we are not proposing to modify the existing site plan. However, the site has a bus stop located near the mail entrance of the park and the site is with approximately two miles of a number of freeway points of access.

We do not seek to modify the Pedestrian Network goals or objectives of the General Plan and we are not proposing to modify the existing site plan.

**We do not seek to modify the Transit goals or objectives of the General Plan and we are not proposing to modify the existing site plan which currently has a bus stop just east of the park entrance.**

**We do not seek to modify the Travel Way goals or objectives of the General Plan and we are not proposing to modify the existing site plan.**

**We do not seek to modify the Motorist goals or objectives of the General Plan and we are not proposing to modify the existing site plan.**

**The Aviation element and goals do not apply to the specific request.**

**The proposed request does not negatively impact the current or proposed Open Spaces within the City of Tempe. This case does not propose a redevelopment of the site and so the existing open space is not modified.**

**We do not seek to modify the Recreational Amenities goals or objectives of the General Plan and we are not proposing to modify the existing site plan.**

**We do not seek to modify the Public Art and Cultural Amenities goals or objectives of the General Plan and we are not proposing to modify the existing site plan.**

**We do not seek to modify the Public Facilities and Services goals or objectives of the General Plan and we are not proposing to modify the existing site plan.**

**We do not seek to modify the Public Buildings goals or objectives of the General Plan and we are not proposing to modify the existing site plan.**

**The site, as an operating mobile home community, has all required Public Services to the property.**

**We do not seek to modify the Human Services goals or objectives of the General Plan and we are not proposing to modify the existing site plan.**

**We do not seek to modify the Public Safety goals or objectives of the General Plan and we are not proposing to modify the existing site plan.**

July 15, 2007

Re: Montecito Mobile Home Park  
General Plan and Zoning Map Amendments

Dear neighbor:

My name is Lee Moser and I am part of the family that owns Montecito Mobile Home Park. I manage the property for my family and have for the past dozen years. Northwest Farms is the owner of the park, an approximate 21-acre site located at 2727 East University Drive (the "Property") as shown on the enclosed aerial map.

As you may be aware, the park is surrounded by multi-family housing which is appropriate for the area. We are requesting an amendment of the General Plan to reflect a high density residential use. We also see to amend the Zoning Map from RMH (Mobile Home Residence) to R-4 (Multi-Family Residence). R-4 zoning allows for the development of town homes, apartment homes, or condominiums.

As I mentioned, the property is currently surrounded by multifamily residential. The area has, since the original zoning and creation of the park in the 70's, changed considerably. The property is now within two miles of two highways (101 and 202) and within a mile from a light rail stop. The property is also along at least two Valley Metro bus routes. Tempe Marketplace and Mesa Riverview regional shopping destinations are also within approximately a two-mile drive of the property.

If you have any questions or want to meet with us in person to discuss this proposed zoning change, we have scheduled the following meeting:

Date: Monday, July 30, 2007  
Time: 6:00 PM  
Place: Escalante Community Center  
Senior Center Room  
Location: 2150 East Orange Street, Tempe

If this date and time are not convenient for you, or if you want to meet with us individually, please feel free to contact me at 602-385-7442.

Sincerely,



Lee Moser

# Montecito Community Meeting Handout

July 15, 2007

Dear neighbor:

My name is Lee Moser and I am part of the family that owns Montecito. I manage the property for my family and have for the past dozen years.

On June 20, 2007, at the park club house, we had a meeting to discuss the future of the park. The purpose of the meeting was to make residents aware that my family has asked me to start the process of changing the existing Mobile Home Park zoning on this property to Multi-Family Residential zoning.

At the meeting, we discussed a number of questions I thought that people might be asking. Here are some of the questions we covered at the meeting:

**Why are you rezoning the property?**

Since Montecito's inception over 30 years ago, there have been many dramatic changes in the area: the completion of the 101 and 202 Freeways; the beginning of construction of two major shopping centers: Tempe Marketplace and Mesa Riverview; and the construction of the light rail system in our City. I want to make sure our property will be ready for any future changes whenever they may happen.

**Is the property for sale?**

No. The property is not for sale.

**Are we in contract to sell the property?**

No. We are not in contract to sell the property, and we are not entertaining any offers to sell the property.

**Is the property going to be changed from its current use?**

We have no immediate plans to change its current use. We are not developers. Some of you have been here for many years. As you know, over the past five years we have spent tens of thousands of dollars renovating the property to improve the park. We are committed to continue keeping the property in good condition.

**Can the property continue to operate as a mobile home park if the zoning is changed?**

Yes, the property will continue operating as a mobile home park with the requested zoning change.

**If there is a change in zoning, how will it affect the residents of Montecito?**

It won't. Northwest Farm is rezoning the property, NOT changing its use.

**If the property was ever sold and you were given notice to relocate, would there be any assistance available for your relocation?**

Yes, residents would be compensated by a state relocation fund that exists to assist residents when parks undergo a change of use. Owners can be compensated up to \$10,000 for multi-section homes and \$5,000 for single section homes. Under state law, park owners must

## Montecito Community Meeting Handout

provide park residents at least six months notice before residents are asked to relocate from the park.

**At the meeting people asked if we planned to make the park an all-ages park.**

Again, we do not intend to change the use of the park, and we do not intend to make the park an all-ages park.

We are requesting that the City of Tempe amend the General Plan to reflect a high density residential use and that the site zoning be modified from RMH (Mobile Home Residence) to R-4 (Multi-Family Residence). Because we are requesting that the City amend the General Plan and Zoning Map, you will soon see two different signs posted on the property as is required by the City of Tempe:

- One will call for a neighborhood meeting for property owners within 300 feet of the property.
- The other sign will give notice for the public meetings with the City of Tempe.

We will be hosting a neighborhood meeting to discuss the case with property owners of land surrounding the park. The meeting will be held Monday, July 30, 2007, at 6:00 PM. The meeting will be held in Escalante Community Center Senior Center Room located at 2150 East Orange Street, Tempe.

I sincerely want to express my thanks for taking time out of your busy schedules to come to this meeting. I promise to keep you informed of any future items.

Thank you,

Lee Moser  
Montecito Management

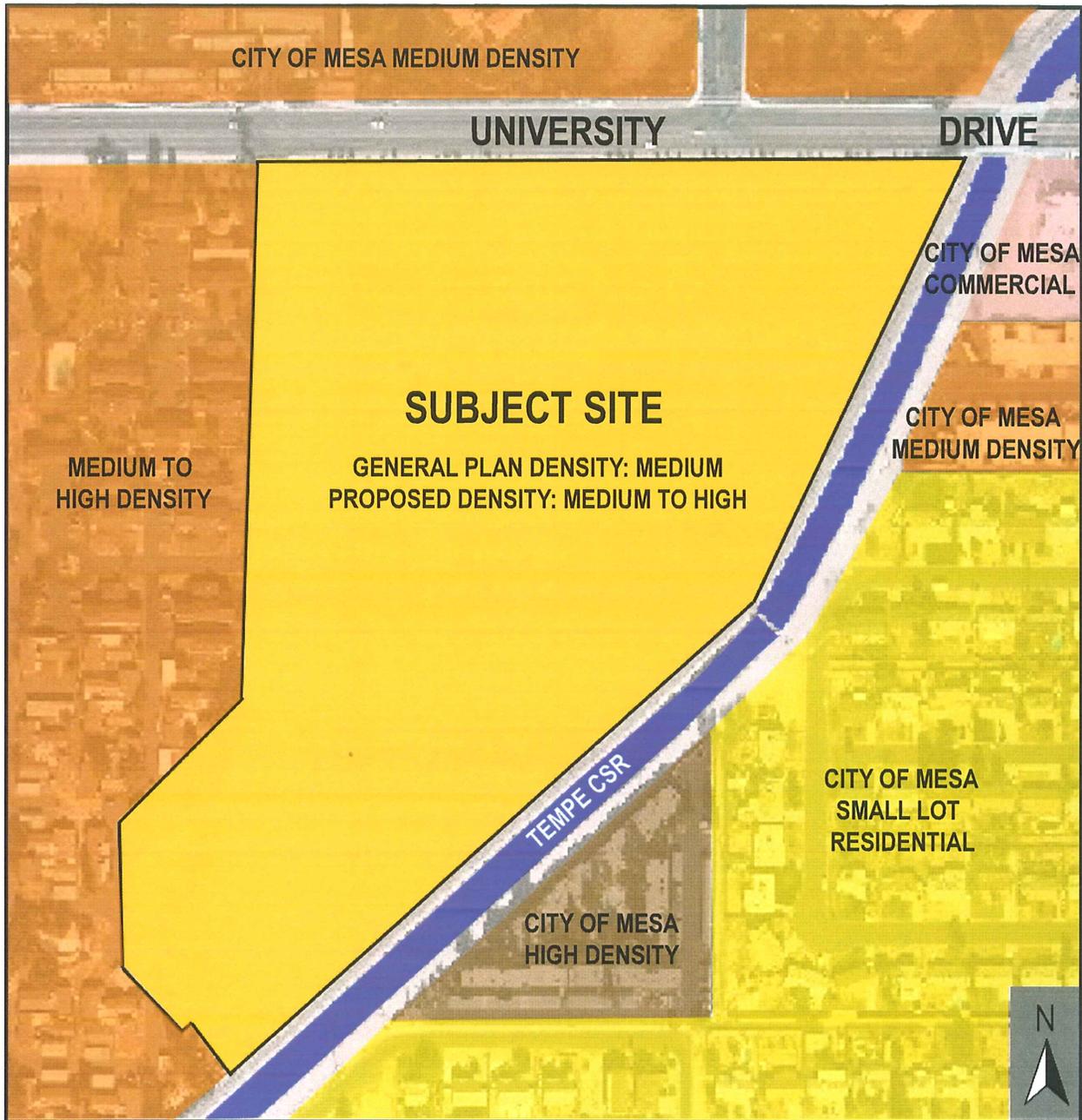
Ryan:

Lee Moser and the team working on the Northwest Farms case have been working with neighbors and residents for some time. We have gone well beyond what the zoning code requires.

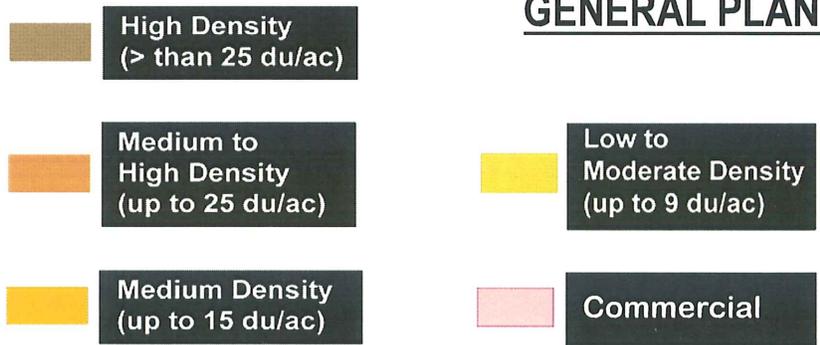
We held a meeting of park residents in the in the Community Room of Montecito Mobile Home Park on June 20, 2007. This meeting was not required but we invited every resident in the Montecito Mobile Home Community. About 70 residents attended the meeting. You have previously been provided a copy of the handout that was distributed at the meeting. Lee Moser, the owner, discussed the upcoming case and informed residents that Northwest Farms, the entity that owns the park, would be applying with the City of Tempe to Amend the General Plan and to rezone property. One resident expressed concern that we would make the Park an all-ages park. Mr. Moser confirmed that he had no intention of changing the use of the park. A second question was raised about the ongoing use of the land as a mobile home park. Mr. Moser confirmed that it is his intent to continue to use the land as a mobile home community. The Park in not changing land uses at this time and notice is not being given to residents of a "Change of Use".

On July 30, 2007 and after appropriate public notice, a neighborhood meeting was held for property owners within 300 feet of the Park. We also elected to go beyond the code and invite residents of the Park to this meeting. About 30 people attended this meeting. Two neighboring property owners attended the meeting but did not speak.

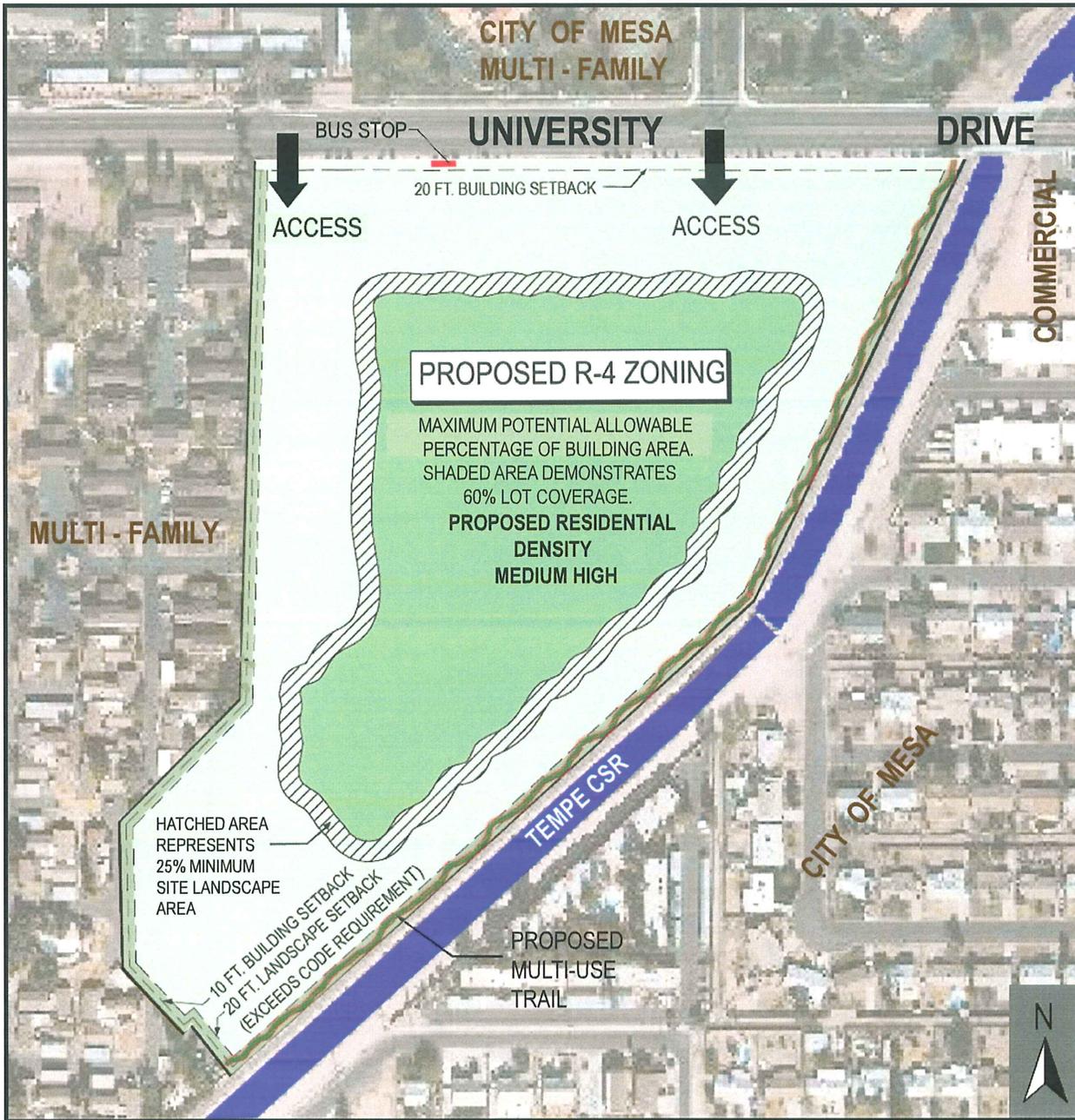
A number of residents of the Park in attendance raised concerns regarding the rezoning of the park. The first concern raised by the resident was centered around an article published in the Arizona Republic indicating that a builder desired to purchase the park and build a new multi-family development on the land. As we have stated this is simply not true and the article was published in error. The applicant is not a developer and does not plan to develop or sell the property at this time. The owner plans to continue to operate the Park as it is today for the foreseeable future. A number of other questions were asked regarding the ongoing operations of the Park. In each case, the answers were similar to the one above. Residents also asked a number of other questions that were unrelated to land use issues. These questions included questions pertaining to leases, park rules and the corporate status of the owners.



SCALE:



# 2727 E. UNIVERSITY DRIVE



**SCALE:**

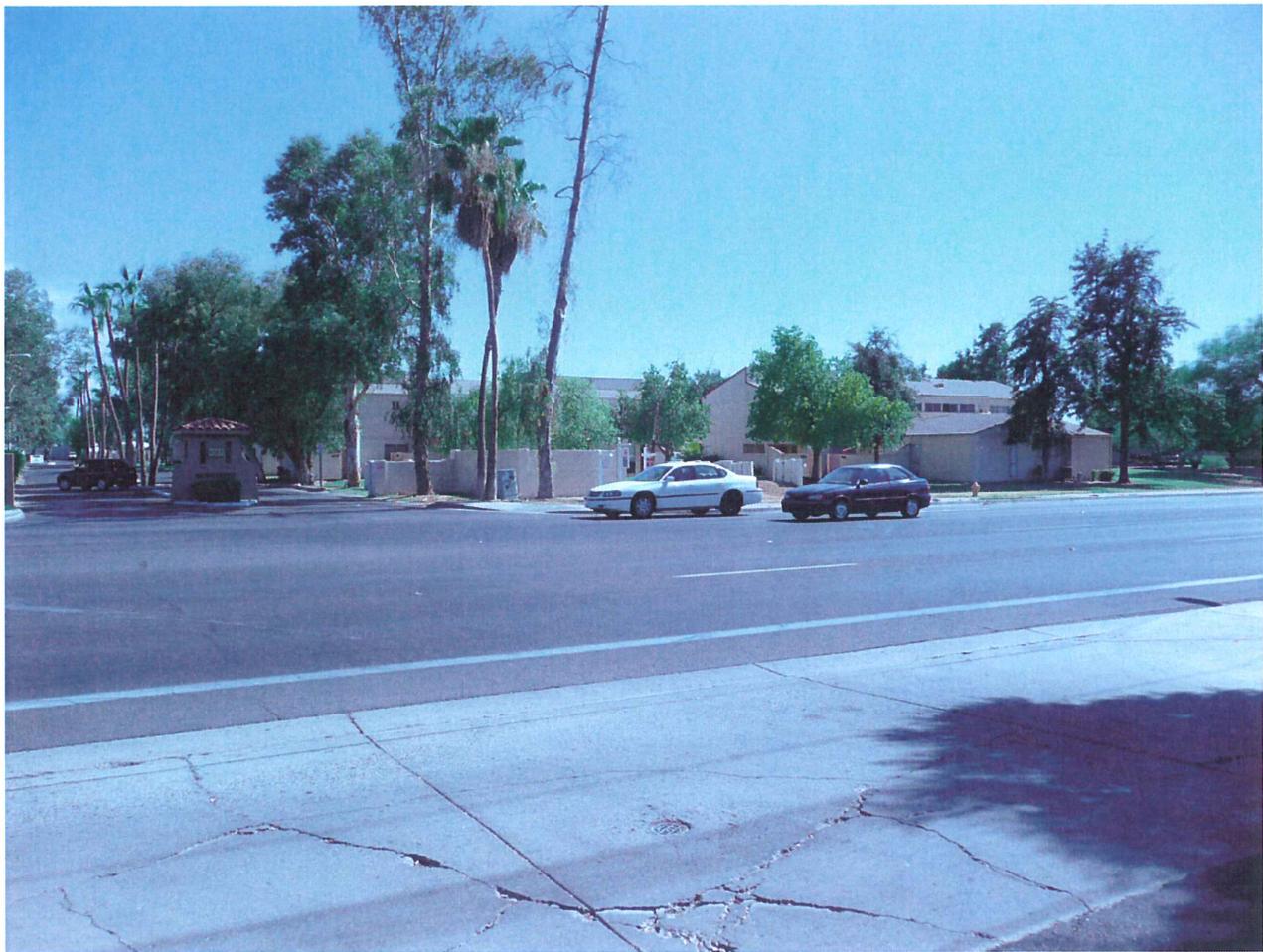


This exhibit demonstrates the ordinance requirement but is not intended to demonstrate the location of a proposed building or buildings as the property is currently an operating mobile home community. Any future building or buildings would require site plan and design review approval by the City of Tempe.

**DEVELOPMENT PLAN**

R-4 ZONING STANDARDS	
PARCEL SIZE:	21.65 ACRES (+/- 943,074 S.F.)
DENSITY:	MAXIMUM 25 DWELLING UNITS PER ACRE MINIMUM 1,740 S.F. LOT AREA PER UNIT 542 POTENTIAL UNITS ON SITE
LOT COVERAGE:	MAXIMUM 60%
LANDSCAPE AREA:	MINIMUM 25%

# 2727 E. UNIVERSITY DRIVE



UNIVERSITY DRING, FACING SOUTHWEST





UNIVERSITY DRIVES FACING SOUTH (ENTRANCE)



FACING SOUTHEAST



NORTH SIDE OF UNIVERSITY DRIVE





UNIVERSITY DR. FACING SOUTHWEST (ADJACENT DEVELOPMENT)



NORTH SIDE OF UNIVERSITY DRIVE, EXISTING APARTMENTS



MONTICITO MAIN ENTRANCE





TYPICAL ROADWAY VIEW INTO MSNTR 170.



ADJACENT COMMUNITY TO THE WEST  
(SHARED ACCESS)



ADJACENT COMMUNITY w/ SHARED ACCESS.





MONTERITO VACANT LOT





TEMPE CANAL LOCATED ON SOUTHEAST PORTION OF SITE. CITY OF MEJA BORDER, FACING EAST.



FACING WEST



FACING WEST AT NORTH EAST CORNER OF PROPERTY.



FACING NORTH (AT N.E. CORNER) ACROSS UNIVERSITY DR.