



02/02/2026

To City of Mesa Planning Department:

On behalf of Clayton Homes, Tarr Group is writing this narrative to explain the use and operation of the proposed modern office facility for the manufactured home dealership. Clayton Homes has recently acquired Bronco's Mobile Homes (Site) for the purposes of renovating and updating the property for the sales of Clayton Home's manufactured housing. We are aware that the proposed use and operation on-site do not have specific zoning requirements in the current ordinance and are being held to similar uses in the zoning code. Since the zoning does not address this specific use, we suggest the following exceptions be applied for safety, logistics, and practical reasons to fit public desires and meet the intent of the ordinance.

The replacement building itself will be assembled on-site using premanufactured materials. It will be permeant and will not change out like the display units. Materials are as noted in the Architectural Plans and samples have been provided via a material board. Please see attached narrative from Metacero Metal Buildings for further information.

Section 11-6-3(B)(2)(b)(ii) – Maximum Vertical Modulation:

Building signage is proposed on the tower portion of the building per the attached building elevations and signage package. Clayton Homes has policy standards for the buildings and locations of signage that require these dimensions on this proposed building. It will be supported by the building plans and the signage package to be submitted after design review. Please see building support materials and signage package for details. Given building location being more than 100 feet from the proposed ROW, we expect that the size of the current signage be required to be properly visible from the street ROW. The signage and building itself is designed in a way to be aesthetically more complementary to the site and fit the context of the area. We believe it will improve the appeal of the site and the area. Especially when compared to existing conditions.

Section 11-31-5 – Automobile Sales:

Clayton Homes understands that a similar use must be identified as a basis for zoning requirements. However, the proposed use is not automobile sales and we request some exceptions be made to the requirements of automobile sales users. The exceptions requested are explained herein.

Section 11-31-5 – Elevated Platforms:

Clayton Homes does not require or desire permanent stands for these display models. The goal is to be able to move them in the future based on what is available for purchase as customer demands change over time. Dimensions of these display models will not stay the same for the various models, so permanent structures would not be good for the proposed use.

Quality Design Guidelines – Building Close to East Main Street:

The Client desired layout of the site and the LID intention of keeping impervious surface down to less than existing, led to the design choice of keeping the parking, building, and dumpster pad in a tight layout orientation. A wider 50' drive cut is now proposed at the Lindsay St. entrance, as well as a loop around the building would provide the best operation space for the proposed development. It is the client's intent to improve the building location to closer to the ROW, but also keep how it operates similar in that parking remains in between the building and the ROW.

Given these desires and the similarity of the display areas to a typical building. The owner proposes that the models closest to the street be viewed as meeting this requirement. Sidewalk has been extended to these locations to better fit the desired outcome of the City. This may also help the parking guideline intent discussed below.

Quality Design Guidelines – Parking at the rear of the building:

Given the requested location for the building on this site and the operations proposed on this site, the layout would not support parking on the back or sides of the building. This is mostly due to truck turn radius safety considerations and ease of access to and from the site. We are also trying to keep the amount of impervious area less than currently existing. Requiring any sort of parking around the sides or back of the building would increase the amount of imperviousness on-site. The City has acknowledged that parking can be up front as long as the drive is set back 50' from the ROW.

Section 8-2-4(E) - Drivable display area:

The site use and operation do not favor typical traffic as would be required in automobile spaces. Nor does the owner wish for any of the public to be able to access any of the display area for safety and operation reasons. There was some question to whether or not these have plates, and we know that the plates required are temporary and will likely expire as the models sit on the site. Therefore, it is believed that they should not be compared to typical vehicle sales. These do not have motors or any mechanical equipment that can move the wheels without assistance of motorized equipment. The only traffic that should be utilizing the existing stone areas to reach the various units would be pedestrians walking themselves with a sales associate, contractor vehicles for maintenance, and very rarely the trucks bringing units to and from the site during model changes. Please see operation notes below for more information. Also, the owner wishes to keep the amount of impervious area lower than existing for stormwater purposes. This "Drivable Display Area" requirement would certainly increase the impervious area to levels beyond the existing impervious count. We were told that we would not have to go through full stormwater review if we kept our impervious area less than existing.

Section 11-30-9.G – Dumpster Screening Requirements:

Per many discussions with staff, the current landscape plan has been developed in a way to screen the dumpster enclosure as best as possible from the frontage without moving the enclosure due to impervious area requirements. One of the display units will be put in between the road ROW and the dumpster enclosure and then landscaping will screen from the rest of the visible angles. The landscape plan calls for specific species of plants to be used and maintained so that this screening is possible. There have been many inquiries discussing that the enclosure itself is a screening device and meets the requirement or intent of this code section. Landscaping will be maintained by the owner in accordance

with the local regulations to ensure that the proper screening be provided for the dumpsters. Please see plans for details.

Operation Notes:

1. This site is going to operate very similar to the existing use. The model display units will be on-site and will sit for a long period of time without being moved. Bought units will be assembled and delivered to the consumer via off-site manufacturing locations. No manufacturing will occur on this sales lot.
2. The proposed operation will require oversized loads to deliver model display sets to the site. This includes large turn radii and requests to have plenty of room to maneuver around the site.
3. Notes have been added to the plans to require proper dust/dirt tracking mitigation control when moving units around on-site. The owner understands many of the comments/requirements revolve around the provision of dust/dirt tracking mitigation control. However, these sorts of operations will not be daily or even weekly occurrences.
4. Display areas will be set up to show consumers the area, but nothing other than electric components required for air conditioning is required for these display homes. Other utilities will not be connected to the public system.
5. An average display home will be about 32' wide 76' long. They will come in sections and be put together on-site. This is just an example and display units will vary widely.

A map is enclosed with this letter showing the location of the property that is subject to these exceptions for the development proposal.

If you have any questions, please contact us at 765-278-6091.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dylan Tarr".

Dylan Tarr, P.E.
Tarr Group, LLC