



Mesa Zoning Ordinance (MZO) Amendment Response



Family owned & operated since 1971

January 27, 2025

Who is Moss Overland?

- Family Owned & Operated 3rd Generation Park Model & Small Mobile Home Dealer
- Based & solely located in Mesa since 1971
- Have assisted thousands of families in finding affordable housing
- Partnered with Cavco to design the original park model in the 80's
- Worked with local RV parks & the City of Mesa for decades in obtaining necessary permits
- Exclusively sell Cavco park model homes produced in the new state-of-the-art factory located in Glendale
- Extremely familiar with the park model & mobile home industry, including local RV parks, the residents, the market and the extensive list of contractors that rely on the industry for their livelihood - RV dealerships, RV & Mobile Home manufacturers, concrete pourers, awning installers, AZ room builders, transport drivers, AC installers, and others local Mesa businesses
- Tax payer and job creator in Mesa for 54+ years



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What services does Overland offer?

- Large assortment of homes available for purchase
- Quick custom builds
- Floor plan modifications & dozen of modern decor choices to choose from
- Coordination with AZ room builders for future additions
- Removal of old homes
- Delivery & install of new homes completed in one day
- Permitting throughout the process
- Financing options available



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RV Business Practice:

Mesa is a destination city that brings “winter-visitors” from around the US and Canada to enjoy our mild winters and partake in the RV living lifestyle. In the Mesa area there are several RV and Mobile Home Park where the customer can rent or own their lot. Customers looking to upgrade their homes often purchase a new park model or mobile home. If the lot has an existing older unit this can be removed to make room for the new home. These homes are built in the new state of the art Cavco factory in Glendale. We work hand-in-hand with customer to design the home of their dreams to enjoy in their RV or Mobile Home park.

Current State of Affairs:

It has come to our attention that for several years conventional builders have been tearing down existing park models and building permanent structures in place of the RV. This violates the current City of Mesa zoning ordinances as these are no longer RVIA RV certified park models and don't abide by the RV zoning requirements. The City has essentially knowingly or unknowingly allowed the building of these incorrectly permitted structures. This greatly impacts the park, residents as well as the local RV industry. It has driven up the lot prices, home prices, resulted in dropped insurance coverage and fundamentally changed the landscape of the RV park.



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**Response to Mesa Zoning Ordinance Amendment to Chapter 34 & Chapter 87:
*Modify the permitted uses in Recreational Vehicle Subdivisions and Manufactured Home Subdivisions to allow dwelling units of conventional construction.***

The staff has cited the need to do this for the following reasons:

1. “This limitation results in challenges for residents to meet their growing needs citing some existing units are nearing the end of their lifespan.”
 - Currently, lot owners are allowed to remove old units and replace them with new RV park models or mobile homes as they have for decades. Residents currently can have a park model or mobile home in addition to an AZ room. Under the current regulations or with the changes proposed to Chapter 87, the residents have the same potential for expansion whether the main residence is a park model/mobile home or a conventionally built house. The biggest limitation for the size of home is the lot size itself. Lot size does not expand just because conventional homes are allowed. The proposed reasoning presented by the Staff does not hold water.
2. Adhering to HB2720 which requires municipalities to allow ADUs on every lot or parcel where a single-family dwelling is permitted.
 - This does not apply to lots within RV and Manufactured Home Subdivisions because by definition an “Assisted Dwelling Unit” is a secondary living space on the same property as a primary residence. These size lots only allow the space for one residence.
3. Provide more “affordable” housing options
 - For the past several years conventional builders have been violating the City of Mesa zoning ordinances by tearing down RV homes and building condos that have greatly driven up the prices for RV park residents. Conventional built homes selling in the \$400k range. This is hardly affordable housing when the average cost of a new home and lot is considerable less.



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Current Zoning Regulations vs. New Staff Recommendations

- RV Park Communities require a RV or park model; Mobile Home Communities require a mobile home
- The install of a new park model or mobile home requires an install permit issued by the City of Mesa
- Conventional constructed homes are reserved for the hundreds of thousands of residential owned lots in Mesa that were originally intended to be used this way
- Zoning regulations are clear and concise
- Creates superficial distinctions between RV parks and RV “subdivisions”; mobile home parks and mobile home “subdivisions” based on renting or owning your lot
- Allows conventional construction in unclear situations; inserts conventional construction in neighborhoods against their intended purpose
- Retroactive approval for homes previously constructed in violation of zoning codes; specifically, multiple homes of conventional construction that were not properly permitted, inspected, or zoned in Venture Out RV Park



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Conclusion

- RV & Mobile Home Parks are designated for these type of homes that “snow birds” enjoy due to the affordability and lifestyle they offer
- The lot size of these lots do not allow for an ADU (secondary dwelling unit) to exist with a primary residence and would not met the code requirements
- If a person wanted to build a conventional home, they have the ability to do so elsewhere. However, the people that have already invested in these communities through rentals or purchases deserve to know that the city codes mean something and that their property will remain the park it was designed to be.
- If the recommendations for Chapter 34 are allowed to pass, our family business and the dozens of other contractors we work with will suffer; the communities will suffer with greater property costs; and, the city of Mesa could potentially suffer from a loss in their travel economy from the snowbirds that depend on these parks for housing.



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