

Zoning Code Text Amendments

Outdoor Eating Area, Temporary Use Permits,
and Drive-thru Regulations

Rachel Prelog, Assistant Planning Director

Kellie Rorex, Senior Planner

Outline

- Outdoor Eating Areas
- Temporary Use Permits
- Drive-thru Regulations

Goal of the Public Meeting



- Receive stakeholder feedback on proposed text amendments
- Review stakeholder input and propose text amendments to City Council for Outdoor Eating Areas, Temporary Use Permits, and Drive-Thru Regulations

Outdoor Eating Areas



Goals

- Increase opportunities for outdoor eating areas.
- Expand on the successes from the Mayors and City Councils resolution to allow outdoor eating areas (Mesa Al Fresco program).
- Enhance aesthetics of outdoor seating areas.



- Assisted 49 businesses
- Total of \$26,300 reinvested into Mesa restaurants and bars.

Current Regulations



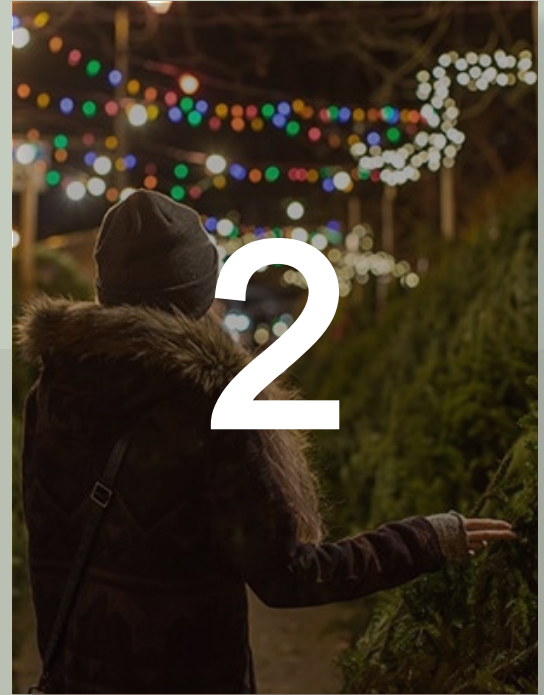
- Requires a SUP or AUP in certain zoning district.
- Allowed in the Downtown District by the Downtown Pedestrian Overlay through an approved SUP.
- Limited development standards.

Recommendations

- Allow by right in all commercial districts.
- Include development standards to guide outdoor eating area design.



Temporary Use Permit



Temporary Use Permit



A discretionary authorization for certain uses that are intended to be of limited duration and will not permanently alter the character or physical facilities of the site where they occur

Current Regulations

- Swap meets and farmers markets the only temporary uses defined by Code
- All other uses processed through a special events license
- If exceeds 4 consecutive days or 4 times per calendar year it requires an SUP





Goals

- Refine the TUP procedures and guidelines for efficiency.
- Reduce barriers and allow temporary uses where appropriate.
- Clearly define specific temporary uses.

Recommendations



- Expand temporary use category, (i.e., Christmas tree lots, haunted houses, fire works stands, parking lot sales etc.).
- 90 consecutive days with ability for 1 time 30-day extension; or
- 180-day total duration if held only 2 days per week.
- Refine approval criteria and operational standards.

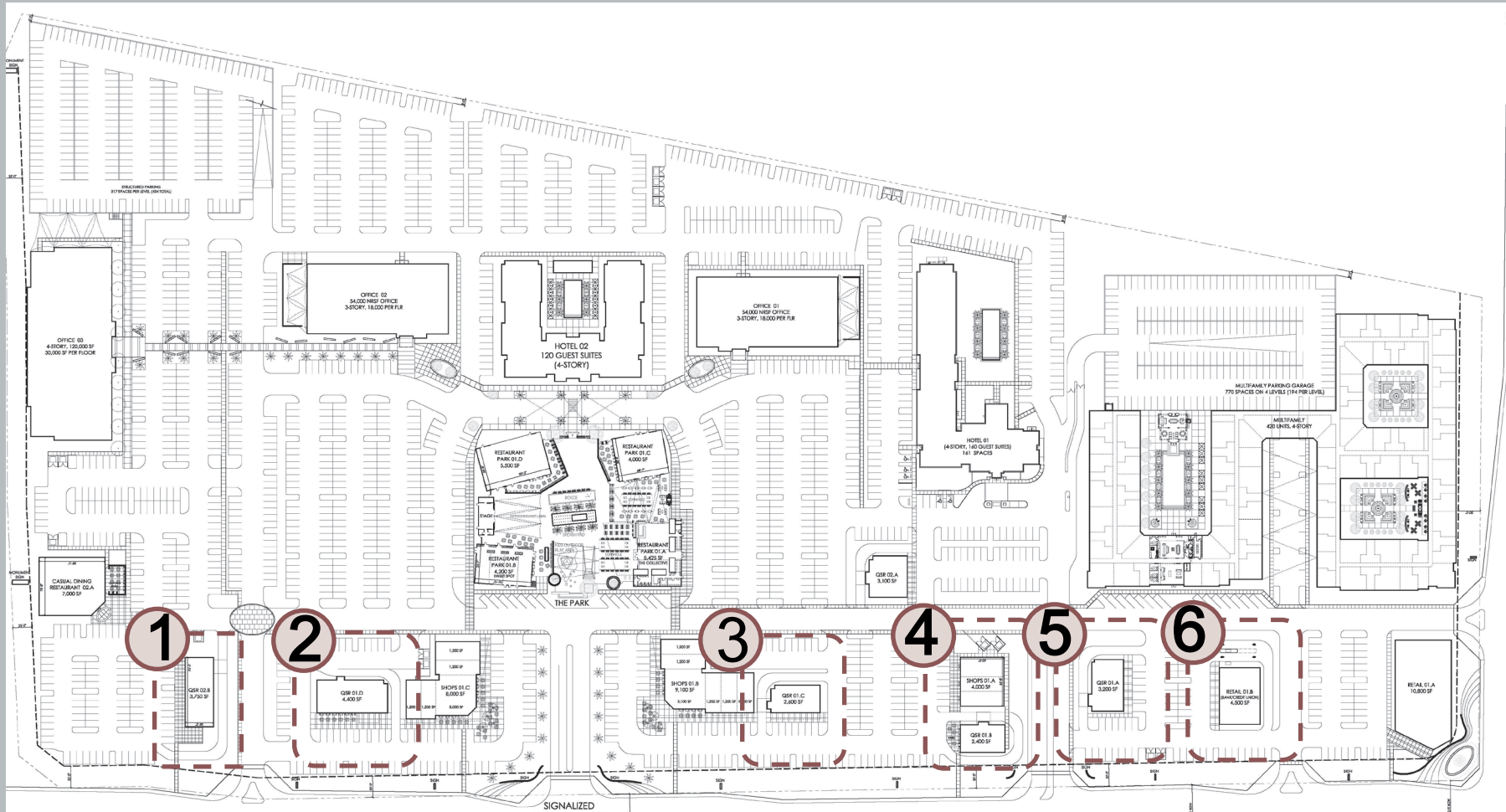
Drive-thru Regulations

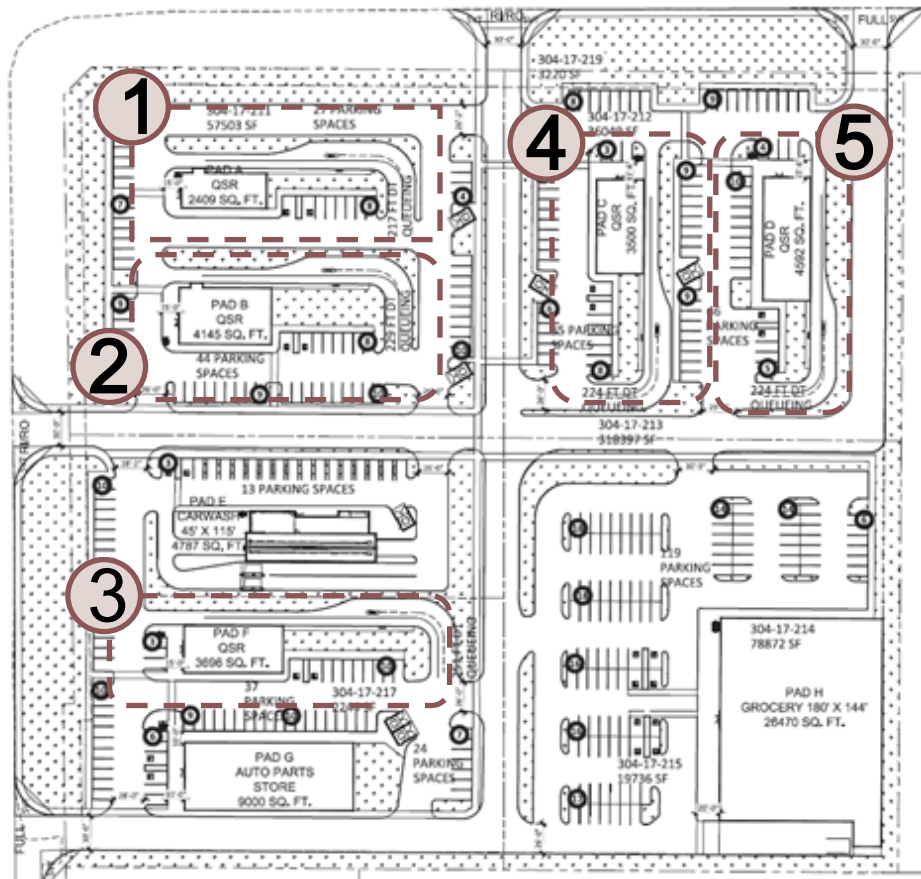




Goals

- Direction of City Council
 - Minimize clustering of drive -thrus.
 - Protect the City's urban form.
 - Preserve the integrity of Mesa neighborhoods.





Current Regulations

Proposed Use	NC	LC	GC	OC	MX	DB-1	DB-2	DC	PEP	LI	GI	HI
Eating and Drinking Establishments												
With Drive-thru Facilities	SUP	P	P	--	P	CUP	SUP	--	P	P	P	SUP
Banks and Financial Institutions												
With Drive-thru Facilities	SUP	P	P	SUP	SUP	CUP	SUP	CUP	SUP	P	P	--

- No limitation on the number of drive -thru businesses adjacent to each other.
- No distinction between drive-thru use and pick-up window use.

Recommendations



- Prohibit in the NC district
 - Intended to serve immediate adjacent neighborhoods
 - Generate minimal traffic
- Require an SUP in the LC district
 - Low-intensity, service-oriented businesses
- Defining Pick-Up Windows and Drive-thru Facilities differently

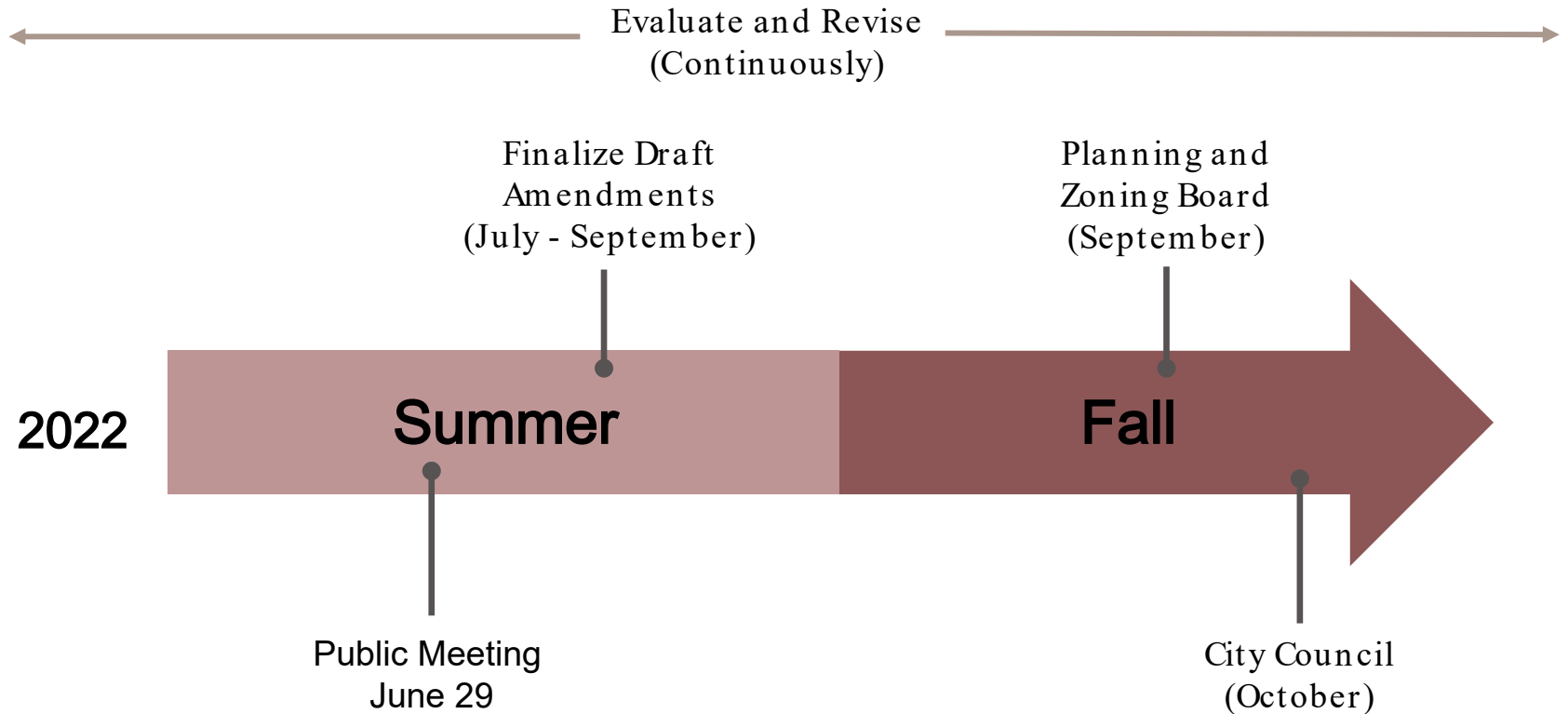
Recommendations

Base Standards - may request a CUP to exceed

- No more than 2 drive-thrus located adjacent to one another
- When there are 2 drive-thrus adjacent to each other, a 3rd drive-thru cannot be placed within 750 ft.
- No more than 2 drive-thrus in a group commercial center
- No more than 2 drive-thrus at an intersection



Anticipated Timeline





Q&A

- Each member of the public who wishes to speak must state their name and topic of their question **in the chat bar**. *Please ensure your name is showing on your profile* . Staff will monitor the chat and call upon you when it is your turn. They may not be able to unmute you if your name isn't present and they cannot identify you.
- Please remain muted unless you are called upon.

Please Stay in Touch

Website:

[https://www.mesaaz.gov/business/development -
services/planning/special -projects](https://www.mesaaz.gov/business/development-services/planning/special-projects)

Email: SpecialProjects@mesaaz.gov

Contact: 480-644-4273– Kellie Rorex

Thank you!

Future Text Amendments

- Small Lot Development Guidelines
- In fill Guidelines
- Historic Preservation Design Guidelines
- Subdivision Regulation Update

