

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



Purpose

- Expand on the successes from the Mesa AI Fresco program
- Increase opportunities for outdoor eating areas
- Enhance aesthetics of outdoor seating areas



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

Current Regulations



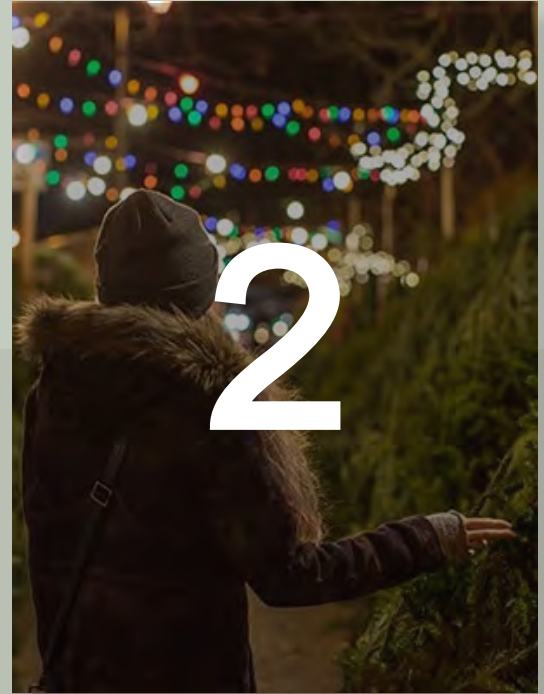
- Requires a SUP or AUP in certain zoning district
- Allowed in the Downtown District by the Downtown Pedestrian Overlay through an approved SUP
- Limited development standards

Recommendations

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



Temporary Use Permit



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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



Purpose

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

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



Purpose

- Direction of City Council
 - Minimize clustering of drive -thrus
 - Protect the City's urban form
 - Preserve the integrity of Mesa neighborhoods
- Common Concerns
 - Nuisances: lights, smell, noise
 - Pedestrian & bike safety with multiple curb cuts
 - Weakening integrity of commercial centers, emergence of food courts



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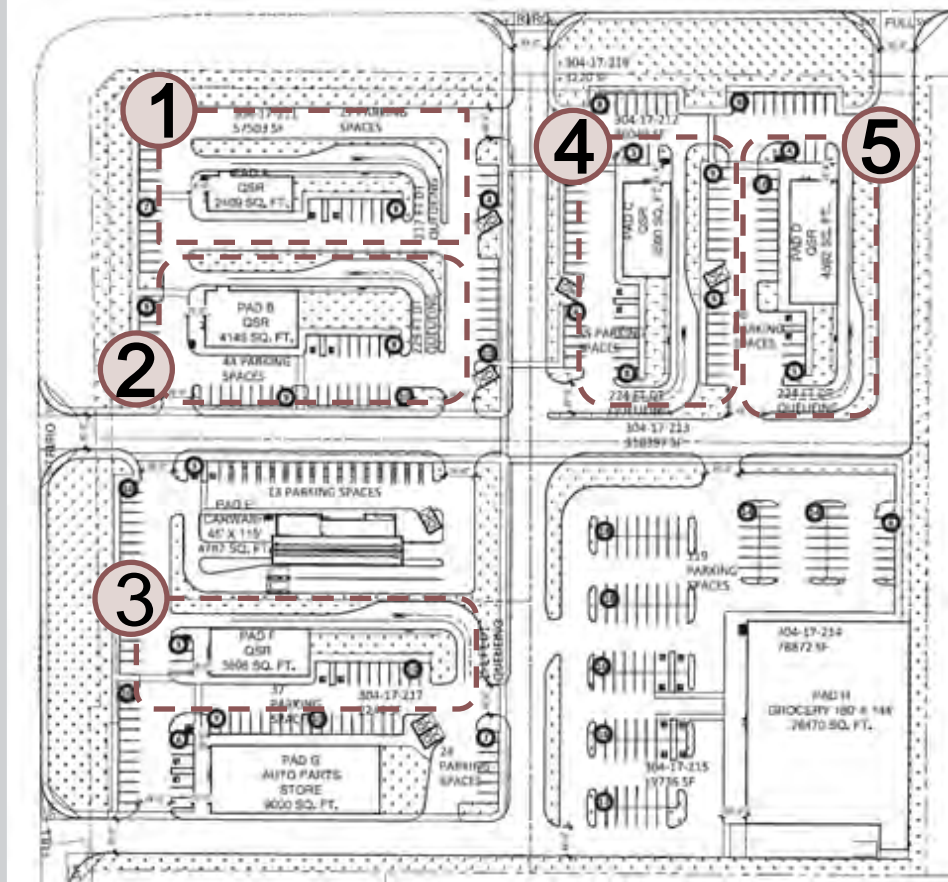
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Process

- Understand common land use concerns with drive -thru uses
- Identify goals of new regulations and how they align with City goals and policy
- Research best practice on drive -thru regulations
- Conduct citizen outreach
- Receive City Council feedback

Best Practices

- Review drive-thru regulations in neighboring cities and major cities nationwide
- Review academic literature on drive -thru externalities
- Discuss proposals with field experts
- Conduct outreach for public comment

Supporting Policy

- Mesa General Plan
 - Creating and maintaining great neighborhoods
 - Mesa's neighborhoods are an integral component to maintaining healthy, safe, and vibrant communities.
- Mesa Climate Action Plan
 - Increase access to healthy transportation systems such as walking and biking
 - Provide opportunities for equity in land use



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

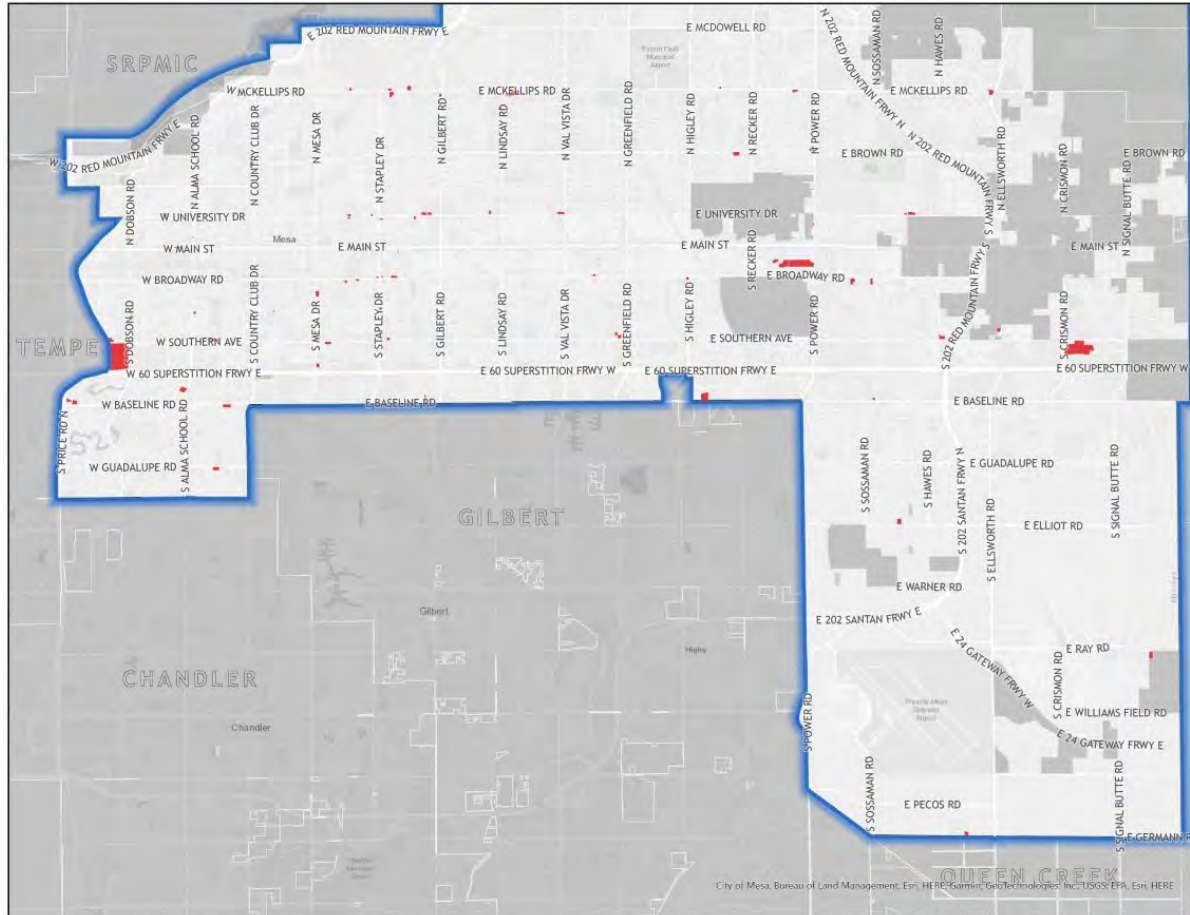

Recommendations

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



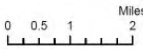
Neighborhood Commercial (NC) Zoned Properties

Location of Neighborhood Commercial (NC) Zoning Districts

- Neighborhood Commercial (NC) Zoning District
- Planning Area Boundary

Neighborhood Commercial (NC) Zoning Districts make up 0.4% of the total zoned area in the City of Mesa

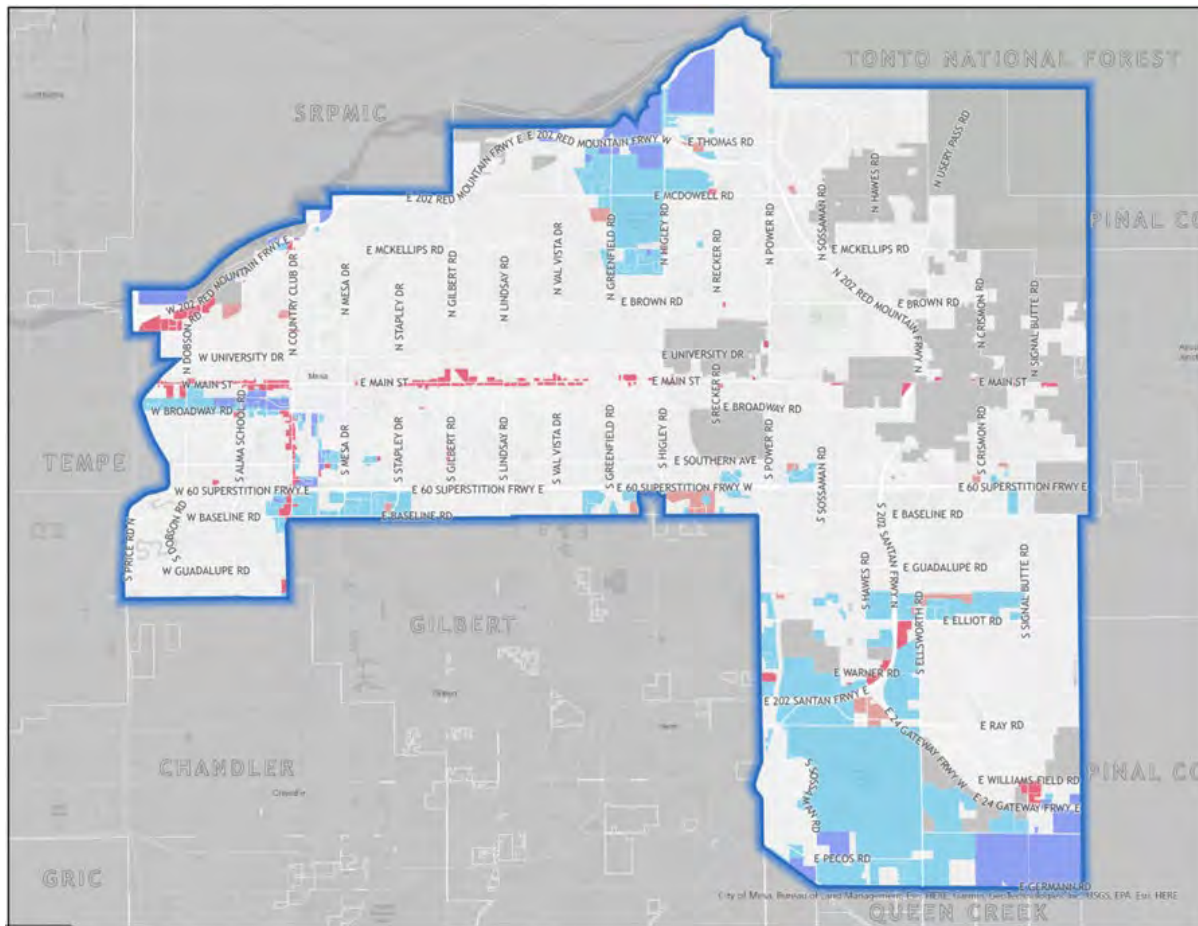


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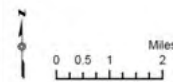
Zoning Districts where allowed by right



Location of Zoning Districts where Drive-thrus are Allowed by Right

- GC (1.4%)
- LI (14.1%)
- GI (4.2%)
- PEP (0.83%)
- Planning Area Boundary

Zoning Districts where drive-thrus are allowed by right make up 20.6% of the total zoned area in the City of Mesa



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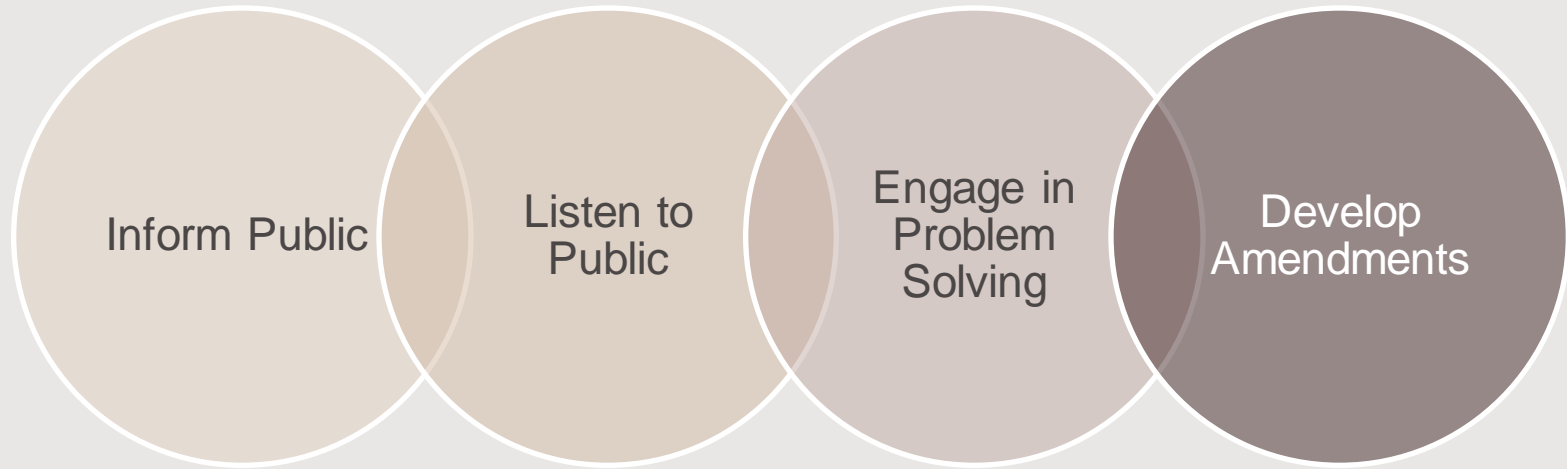


Desired Outcome

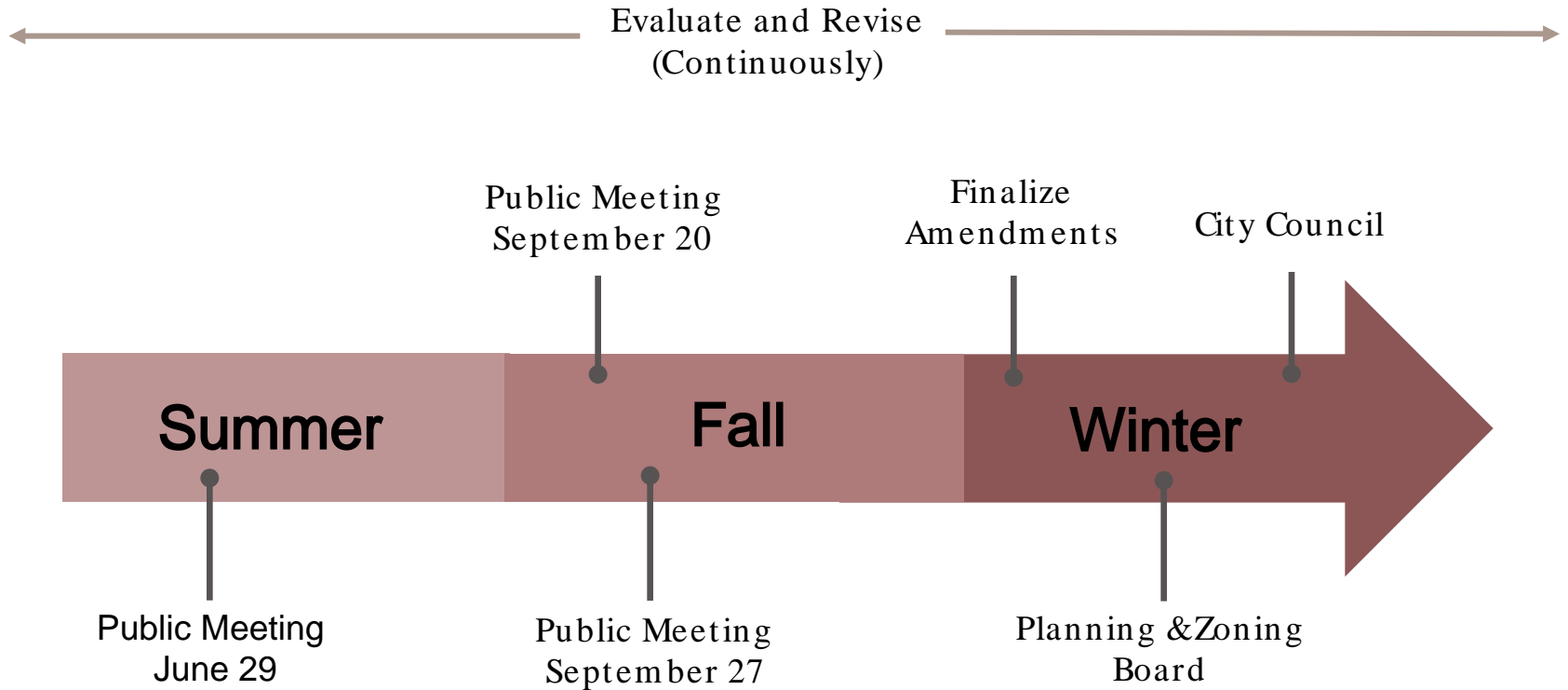
- Manage the clustering of drive -thrus to support a sustainable City
 - Strengthen the pedestrian realm
- Protect the City's urban form
 - Provide more walkable neighborhoods and transit friendly development
- Preserve the integrity of Mesa neighborhoods
 - Provide citizens the opportunity to comment on development in their neighborhoods

Next Steps

Continuum of Participation



Anticipated Timeline





Q&A

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

Thank you!