

Zoning Code Text Amendments

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

Nana Appiah, Development Services Director
Rachel Nettles, Assistant Planning Director
Kellie Rorex, Senior Planner

Housekeeping

- Zoom
 - Please stay muted during the meeting. If you wish to speak, write your name in the chat box and staff will call on you
- This meeting will end at 6PM. If you have additional questions after the meeting, please send them to SpecialProjects@MesaAZ.gov

Housekeeping

Tips:

- In order to see the presentation full screen and prevent the video from jumping to another person, pin the presenters screen. Hover over the presenter's screen and click, "Pin Video".

Drive-thru Regulations



Update



- Public Meetings - September 21 & 27
- Revised drive-thru regulation recommendation based on feedback
- City Council Study Sessions
 - October 13: Outdoor Eating Area & Drive-thrus
 - October 20: Temporary Use Permits
- Planning & Zoning Board
 - October 26: recommended approval on Temporary Use Permit and Outdoor Eating Area Amendments

Revised Recommendations



- ~~☒ Prohibit in the NC district~~
- ~~☒ Require an SUP in the LC district~~
- ☐ Require a CUP in the NC & LC Districts
- ☐ Defining Pick-Up Windows and Drive-thru Facilities differently

Revised Recommendations

- Set of base standards deviations may be requested through CUP
- ~~No more than 2 drive-thrus in a group commercial center~~
- ~~No more than 2 drive-thrus at an intersection~~



Revised Recommendations

- 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.
- Number based on the size of the group commercial center



Outdoor Eating Areas



Recommendations

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



Temporary Use Permit



Recommendations



- Expand temporary use category, (i.e., Christmas tree lots, haunted houses, fire works stands, parking lot sales etc.)
- 90 calendar days with ability for 1 time 30-day extension

Recommendations

- Annual events may be granted 3-year approval if all operations remain the same
- Refine approval criteria and operational standards



Questions

