

Focus Group: Drive-Thru Text Amendments

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Planning Division

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Text Amendment Objectives

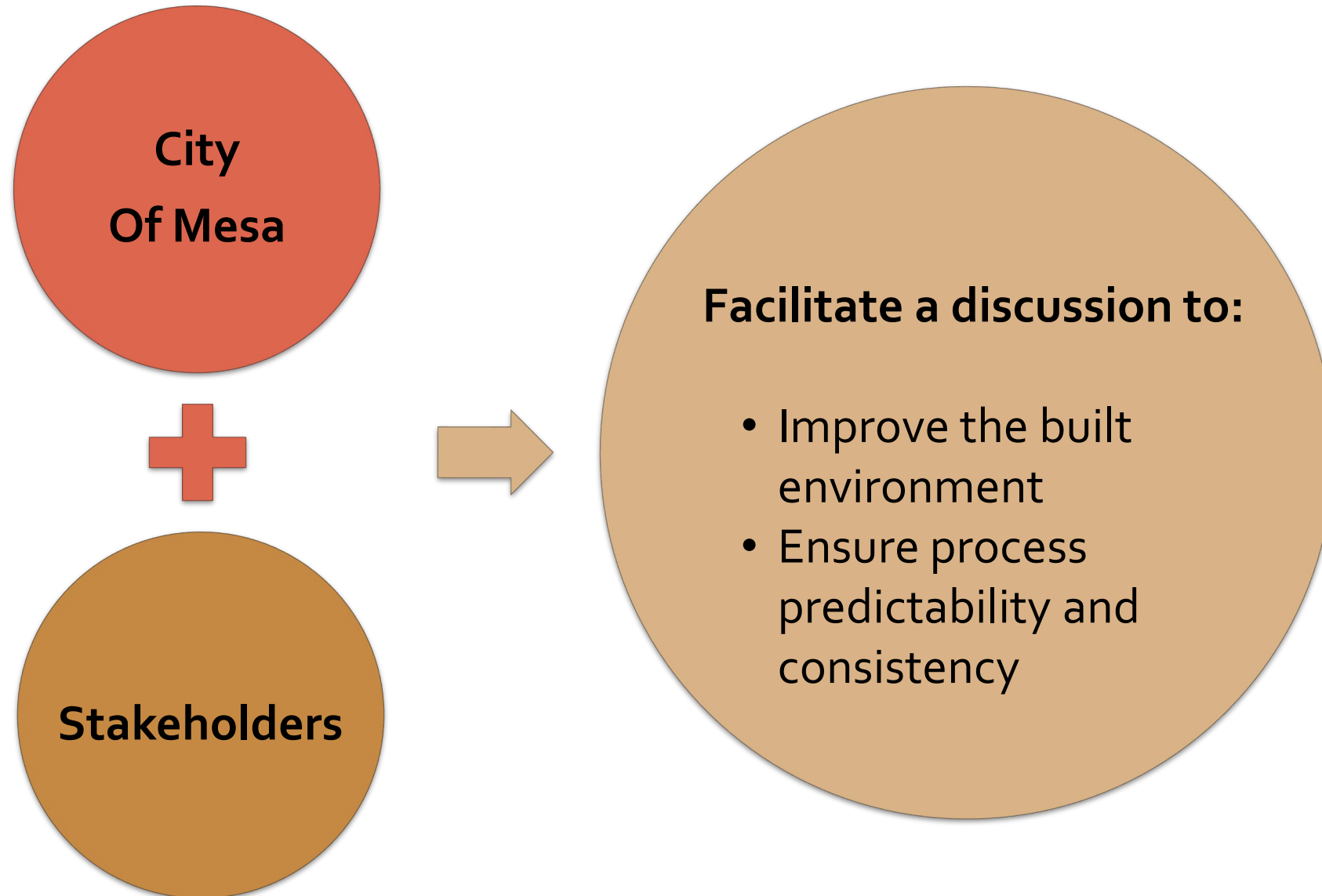
Address the over concentration and clustering of drive-thrus

Reduce the number of Development Agreements needed to address over-concentration

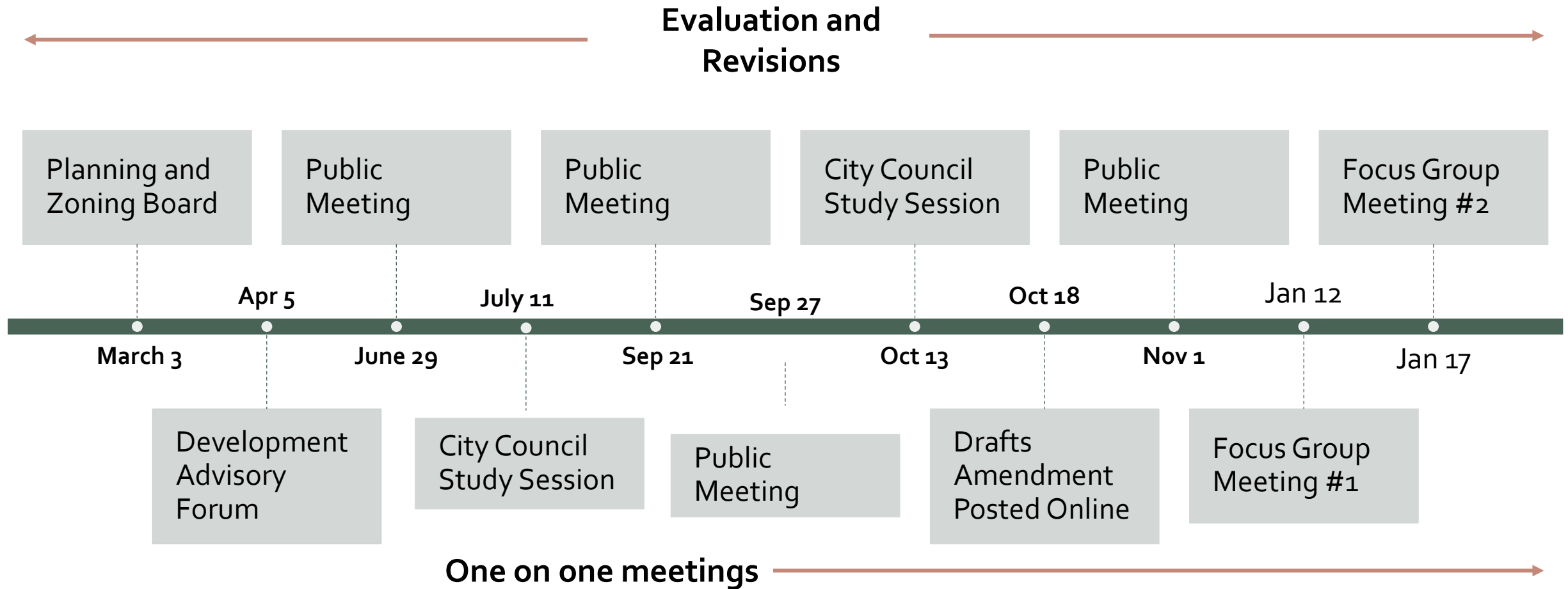
Codify clear and objective requirements for drive-thrus

Address the public's request for greater input opportunities

Purpose of the Focus Group



What has been done to date?



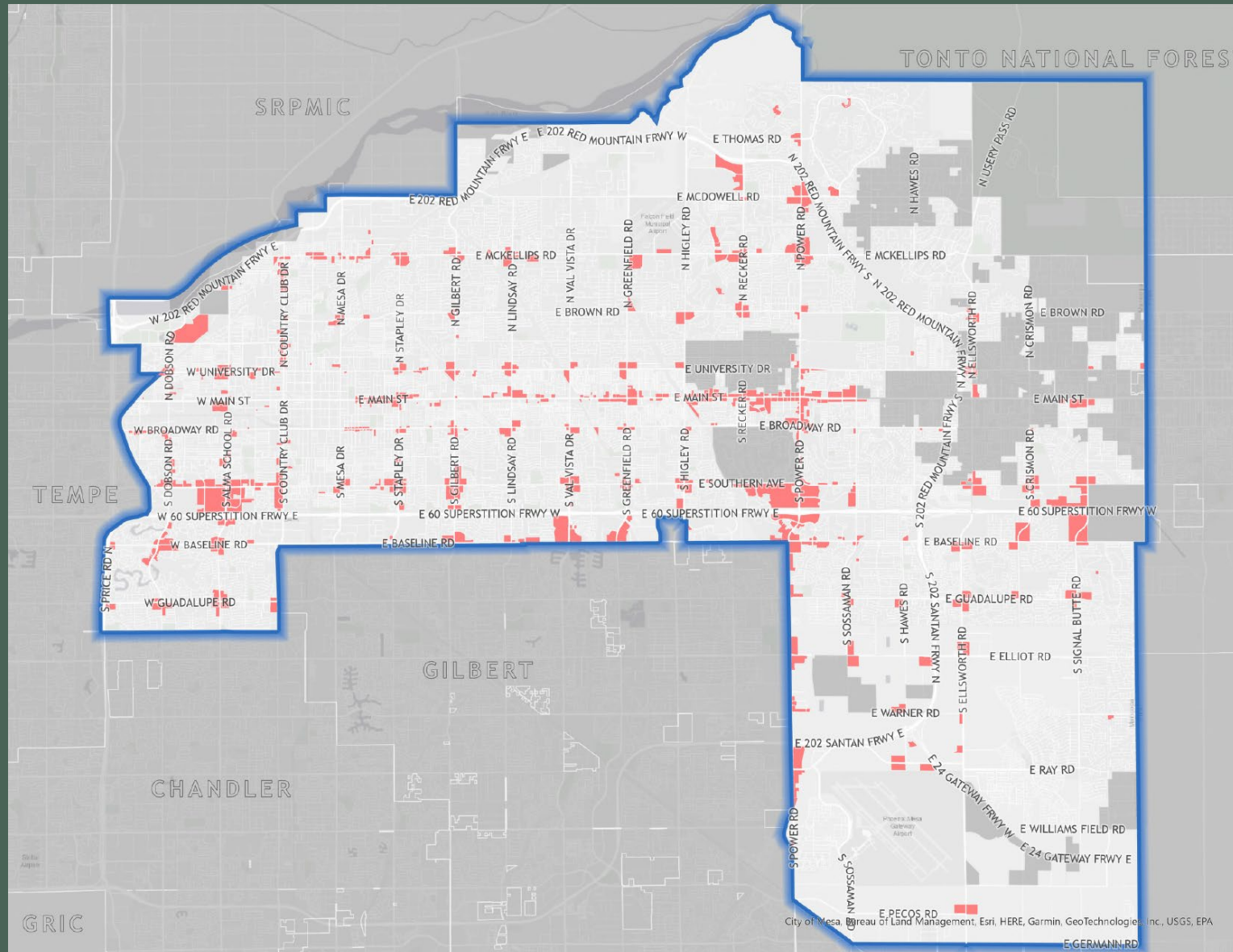
Summary of all Proposed Text Amendments

- **Definitions** - creation of definition for pick-up window
- **Land Use Tables** - process in the NC and LC
- **Setbacks**
 - Drive-thru lane entry from a street access (50 feet)
 - Drive-thru lane entry from a cross access drive aisle (50 feet)
 - Drive-thru lane or pick up window lane from residential use (100 feet)
- Provision of **shade structure and pedestrian path** for employees taking orders
- **Maximum of two, adjacent** drive-thru uses - a **third must be at least 750 feet away**
- **Maximum drive- thrus in group commercial, office, or industrial centers – based on acreage**
 - ≤ 10 -acres = 2
 - 10-30-acres = 4
 - ≥ 31 -acres = 6
- **Pick-up windows** only permitted for establishments **with a minimum 1,000 GFA**

Highlighted Key Amendments

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 CUP	P CUP	P	--	P	CUP	SUP	--	P	P	P	SUP
Banks and Financial Institutions												
With Drive-thru Pick-up Window Facilities	SUP	P SUP	P	SUP	SUP	CUP	SUP	CUP	SUP	P	P	--

Limited Commercial (LC) Zoned Properties



Discussion Format



Staff provided you with a list of the proposed amendments

- Staff will guide the discussion by topic



We want to hear:

- What are your concerns with the proposed amendment?
- What alternatives could be considered to address your concerns?
- Are there conditions not addressed with the proposed standards that should be evaluated?



Please focus on the concepts rather than details. Contact staff with any technical concerns.

Next Steps

On going conversations with stakeholders

Revised amendments will be published online

Returning to P&Z and City Council for further direction and action

Please Stay in Touch

Website:

<https://www.mesaaz.gov/business/development-services/planning/special-projects>

Email: SpecialProjects@mesaaz.gov

Contact: 480-644-4273

Thank you!