

Zoning Code Text Amendments

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

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Background

- City Council Study Sessions - February & July 2022
- Planning & Zoning Board - March 2022
- Development Advisory Board - April 2022
- Public Meetings - June, September (virtual & in person)
- One-on-One Meetings - Multiple

Outdoor Eating Areas



Purpose

- Expand on the successes from the Mesa Al 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



Drive-thru Regulations



Purpose

Common Community Concerns

- Nuisances: lights, smell, noise
- Pedestrian & bike safety with multiple curb cuts
- Weakening integrity of commercial centers, emergence of food courts

Direction of City Council

- Minimize clustering of drive-thru's
- Protect the City's urban form
- Preserve the integrity of Mesa neighborhoods



Public Participation (to date)



Public Meetings:

- April 5, 2022 - Virtual DAF
- June 29, 2022 - Virtual Open House
- September 21, 2022 - Virtual Open House
- September 27, 2022 - In Person Open House

One-on-One Meetings:

- Several individual meetings held with various stakeholders

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.

Continued Discussions



- ~~☒ 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

Continued Discussions

Base Standards - may request a CUP to exceed

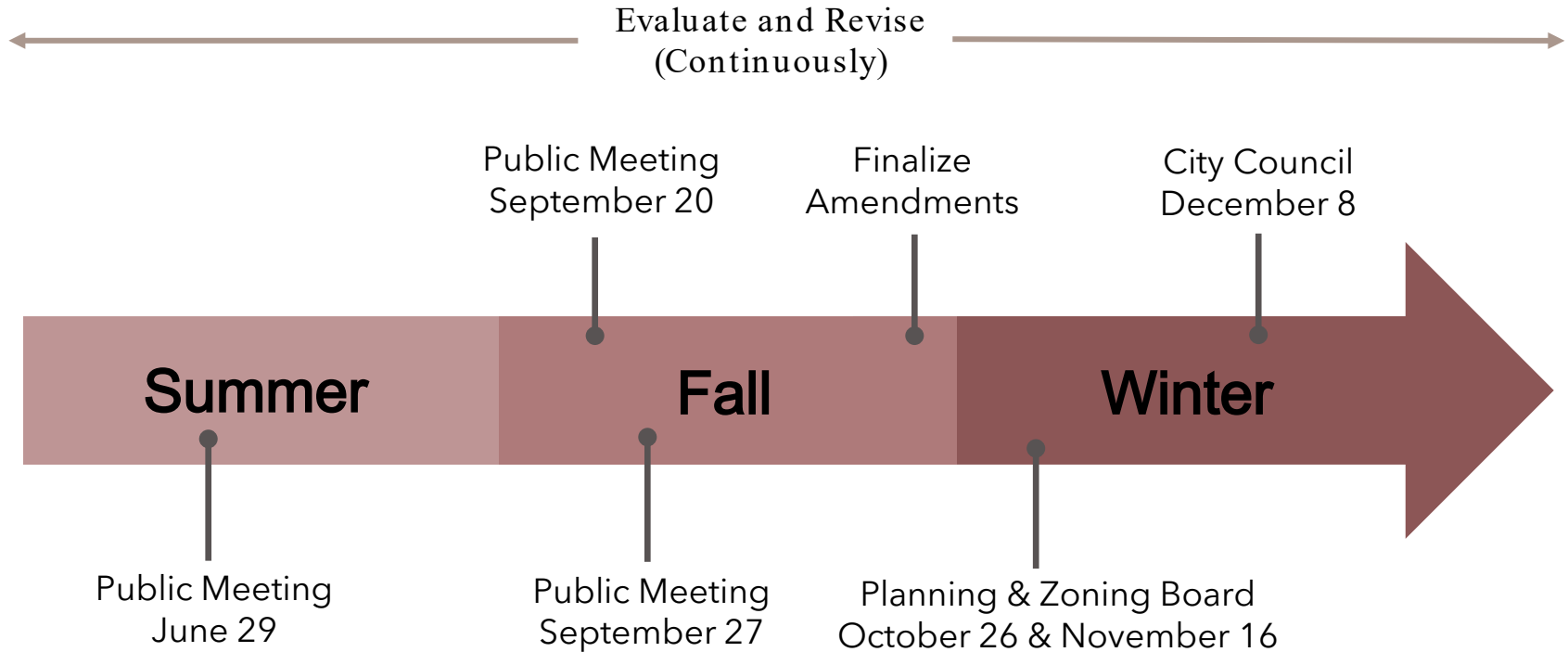
- No more than 2 drive-thrus located adjacent to one another
- When there are 2 drive-thrus adjacent to each other, a 3rd drive-thru cannot be placed within 750 ft.
- ~~□ No more than 2 drive-thrus in a group commercial center~~
- Number based on the size of the group commercial center
- ~~□ No more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



Next Steps



Anticipated Timeline



Questions

