



City of Mesa Study Session - Drive Thrus

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Agenda

- Process Recap
- Jurisdiction Comparison - Existing and Proposed Regulations
 - City Council Discussion



Process Recap

- Project initiated - early 2022 at the direction of City Council
- Staff explored and presented alternative concepts based on Council and stakeholder feedback
- Continued to receive feedback from developers that:
 - Council approval would be costly, time consuming, and arbitrary
 - City's goals could be accomplished through design standards
 - Proposed amendments not in-line with other jurisdictions relaxing regulations



Process Recap

- Researched surrounding jurisdictions to compare:
 - Where drive-thrus are allowed
 - Required processes
 - Development standards
- Based on research conducted, staff is:
 - Presenting findings
 - Providing recommendations to align with surrounding jurisdictions

Town of Gilbert Land Use Requirements

Permitted **(8.9%)**:

- Community Commercial
- Shopping Center
- General Commercial
- Regional Commercial

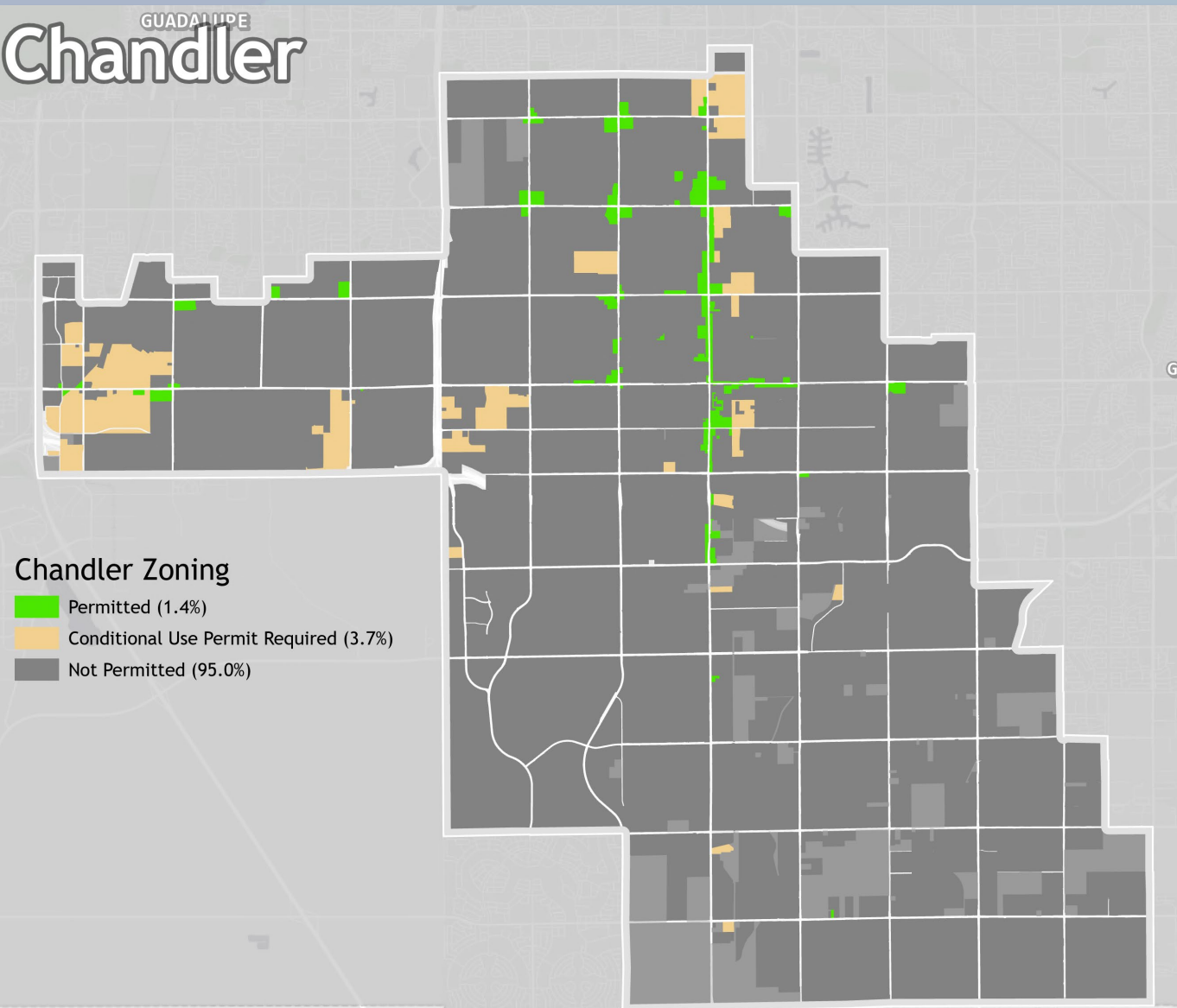
Conditional Use Permit Required **(0.7%)**:

- NC District
- Heritage Village Center
- In a permitted district if hours of operation are between 11pm and 6am

Gilbert Zoning

- Permitted (8.9%)
- Conditional Use Permit Required (0.7%)
- Not Permitted (90.4%)

Land Use Requirements– City of Chandler

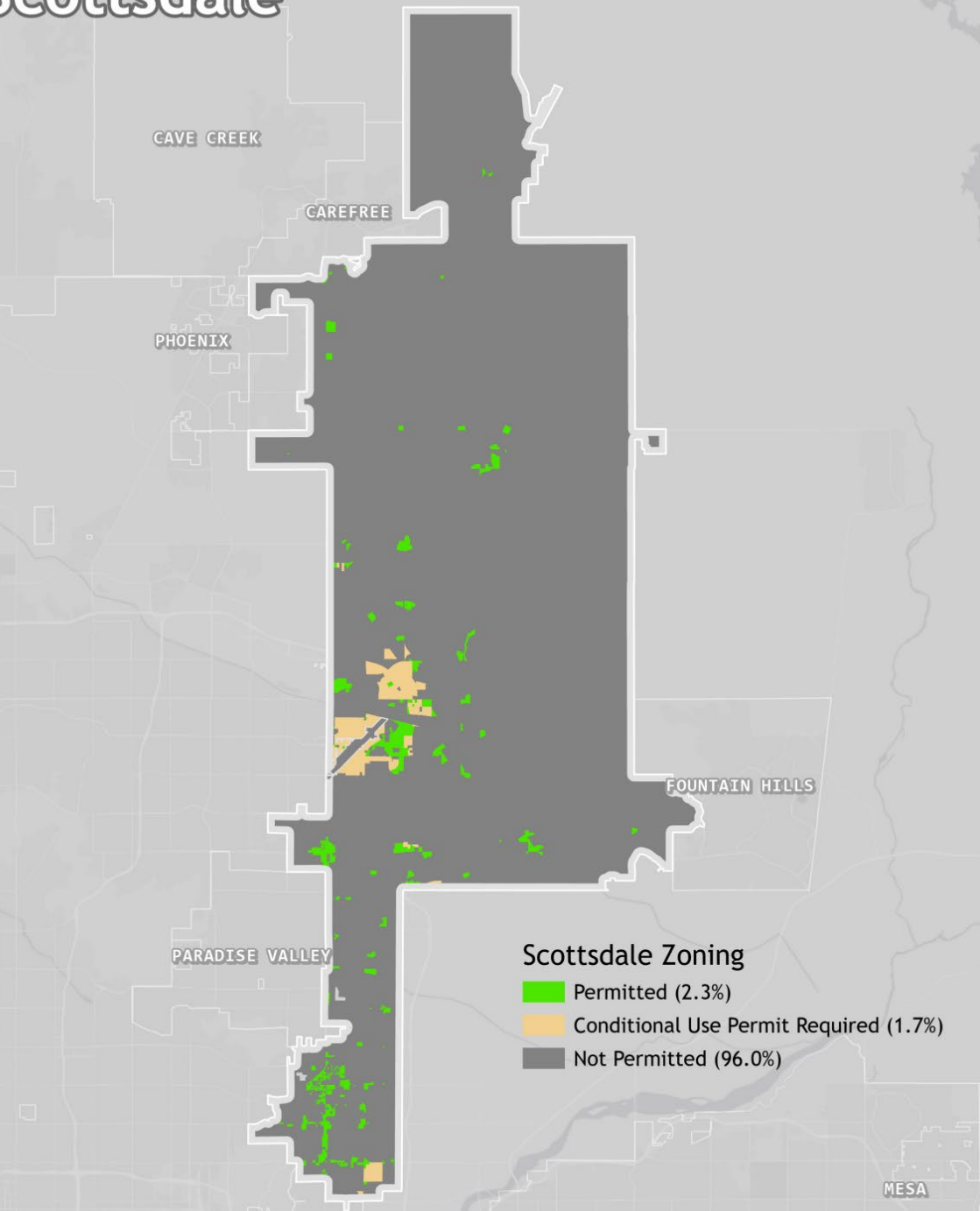


Permitted (**1.4%**):

- Neighborhood Commercial
- Community Commercial
- Regional Commercial

Conditional Use Permit Required (**3.7%**):

- Planned Industrial
- General Industrial



Land Use Requirements City of Scottsdale

Permitted **(2.3%)**:

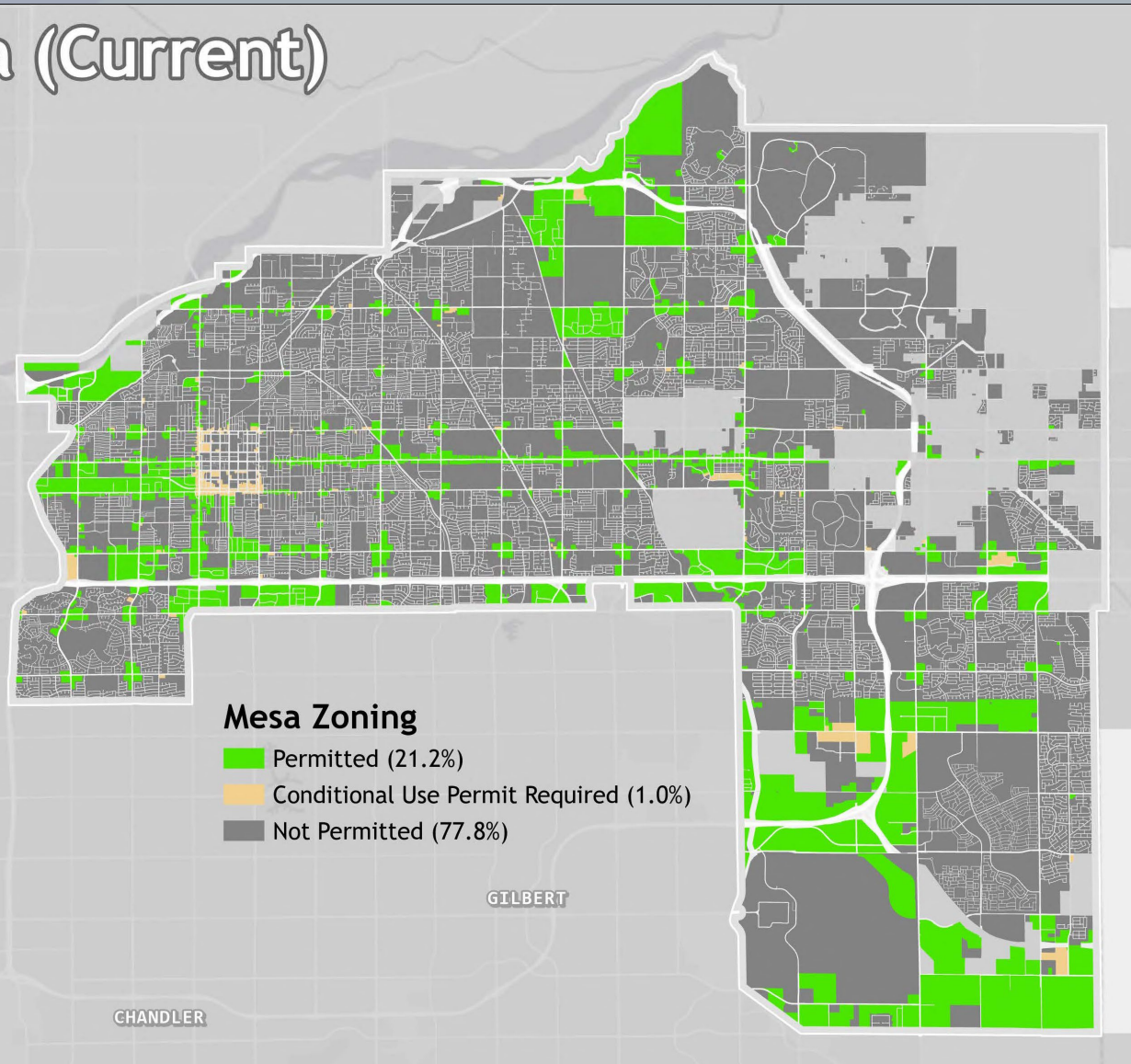
- Neighborhood Commercial
- Central Business
- Regional Shopping Center
- Planned Neighborhood Center
- Planned Community Center

Conditional Use Permit Required **(1.7%)**:

- Light Industrial
- Industrial Park

Land Use Requirements– City of Mesa

Mesa (Current)



Permitted **(21.2%)**:

- Limited Commercial
- General Commercial
- Planned Employment Park
- Light Industrial
- General Industrial

Conditional Use Permit Required **(1%)**:

- Council Use Permit
 - Downtown Business 1
- Special Use Permit
 - Neighborhood Commercial
 - Heavy Industrial
 - Downtown Business 2
 - Mixed Use



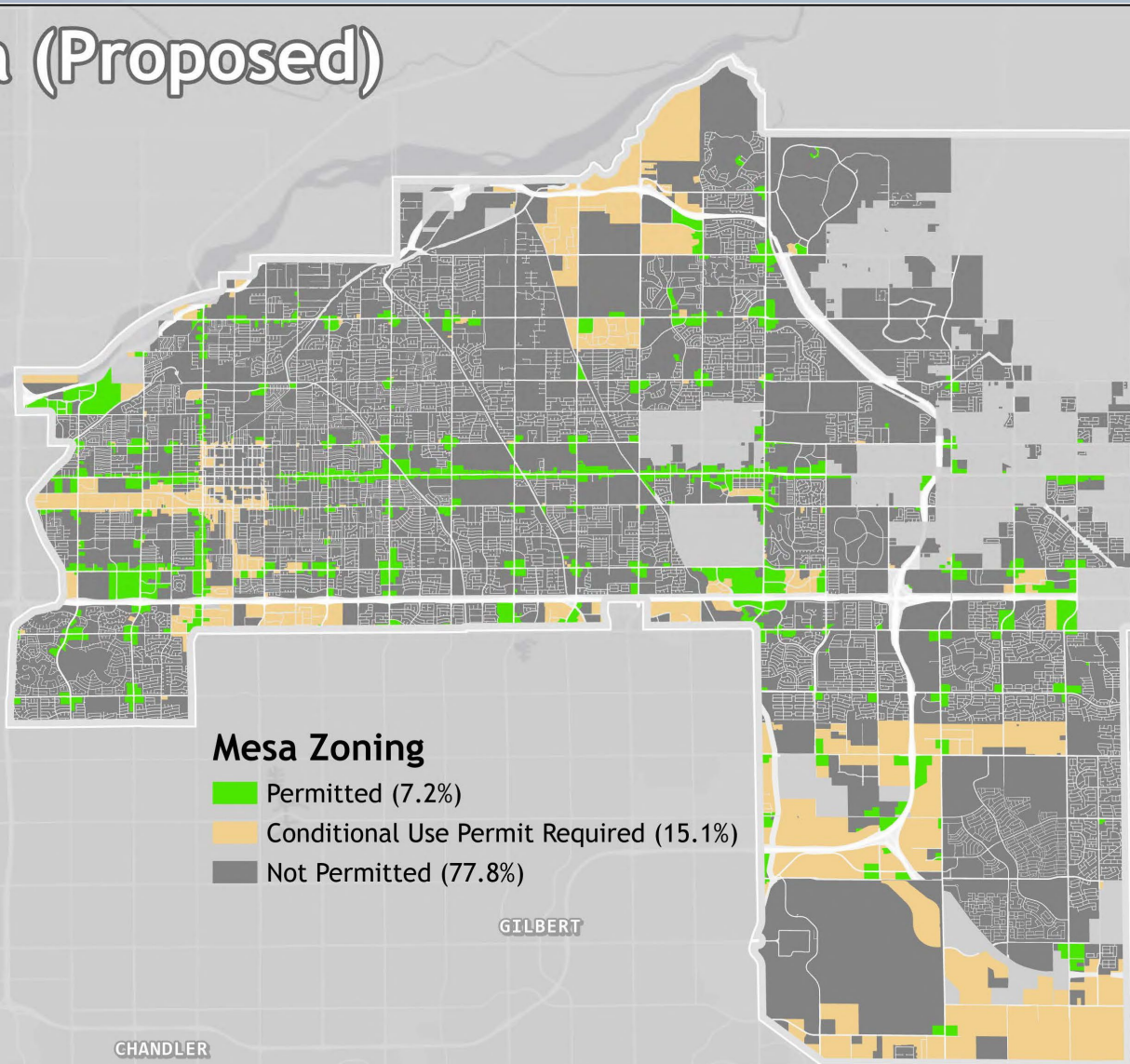
Proposed Direction for Mesa Land Use Districts and Processes

Broad Overview of Proposed Modifications

- Continue to allow drive thrus in Mesa
- Create better alignment with surrounding jurisdictions
 - Vesting options being considered
- Provide for improved aesthetics and circulation
 - Require CUP
 - Neighborhood Commercial (formerly SUP)
 - Planned Employment Park
 - Light Industrial
 - General Industrial

Land Use Requirements– City of Mesa

Mesa (Proposed)



Permitted (7.2%):

- Limited Commercial
- General Commercial

Conditional Use Permit Required (15.1%):

- CUP
 - Downtown Business 1
 - Neighborhood Commercial
 - Planned Employment Park
 - Light Industrial
 - General Industrial
 - Heavy Industrial
- SUP
 - Downtown Business 2
 - Mixed Use



Existing Screening Requirements

Mesa

- Drive-thru may not be located parallel to arterial street; or
- Screen with a 40-inch wall

Chandler

- By building orientation; or
- A landscaped berm and retaining wall measuring 4-feet

Gilbert

- 3-feet of landscaping on each side of a drive-thru screen wall

Scottsdale

PCP District

- 4-foot wall; or combination of wall and dense landscaping

Signature Corridors

- 25-foot landscape buffer between the drive-thru lane and the street

Planned Airpark Core

- 50-foot landscape buffer adjacent to a SF district



Proposed Mesa Amendments

Screening Requirements

Retain Current Standards:

- If the drive-thru lane is adjacent to an arterial street:
 - Screen with a 40-inch-high screen wall

Proposed Modifications:

- Provide additional landscaping; and
- Architecturally integrated awnings to screen the drive-thru



Existing Stacking Requirements

Mesa

- 100-feet between the drive-thru window and order-placing box
- 40-feet between the order-placing box and the entry to a drive-thru lane
- May be deviated through Site Plan Review

Chandler

- 150-feet between drive-up window to start of lane
- 6-vehicle queuing from the start of lane to the menu board

Gilbert

- 75-feet - beverage/eating and drinking establishments
- Limited-service restaurants
 - 100-feet; or
 - 50-feet per lane for double drive-thru
- 75 feet - banks and financial institutions

Scottsdale

- N/A



Proposed Mesa Amendments

Stacking Requirements

Retain Current Standards:

- 100 ft. between the drive-thru window and order-placing box
- 40 ft. between the order-placing box and the entry to a drive-thru lane
- Requirements may be modified through Site Plan Review

Proposed Modifications:

- 50 ft. between the drive-thru lane entry and the street access
- 50 ft. between the drive-thru lane entry and the cross-access drive aisle



Existing Employee Screening Requirements

Mesa

- N/A

Chandler

- N/A

Gilbert

- Shade structures adjacent to drive-thru lanes
- Walkways adjacent to drive-thru lanes

Scottsdale

- N/A



Proposed Mesa Amendments

Employee Screening Requirements

Proposed Modification:

- When employees take orders outside:
 - Provide a shade structure
 - Provide a raised pedestrian path



Existing Setback from Residential Requirements

Mesa

- N/A

Chandler

- N/A

Gilbert

- N/A

Scottsdale

Planned Airpark Core

- 150 feet from the drive-thru lane to a SF district or zoning comparable to SF



Proposed Mesa Amendments

Setback from Residential Requirements

Proposed Modification:

- Require a 100-ft setback from a residential use or zoning district to the drive-thru or pick-up lane



Existing Traffic Impact Study Requirements

Mesa

- N/A

Chandler

- Traffic Impact Study
 - Shopping Center 24,000 sq. ft or larger
 - Pharmacy with drive-thru

Gilbert

- Traffic Impact Analysis

Scottsdale

- Transportation Impact Mitigation Analysis (TIMA) for rezonings, general plan amendments, and use permits
- Requirement for Traffic Impact Study determined based off TIMA



Proposed Mesa Amendments

Traffic Impact Study Requirements

Proposed Modification:

- Require a traffic impact study



Summary of Proposed Amendments

Use Development Standards to:

- Improve aesthetics
- Improve circulation
 - Prevent overflow onto streets
 - Reduce congestion within internal drives
 - Ensure appropriate traffic measures and design are employed
 - Improve pedestrian access, safety, and connectivity
- Lessen impacts on residential areas
- Improve the urban form
 - Use landscaping and architectural features to screen drive-thru lanes
 - Use landscape buffers to use and lessen the appeared density
- Increase safety and provide employees protection from the elements



Summary of Proposed Amendments

Modify the required approval for some zoning districts to:

- Align requirements and allowed locations with other jurisdictions
- Improve the compatibility of land uses with the intent of the zoning districts and General Plan
- Increase public engagement opportunities



Next Steps

- Refine proposed text amendments
- Provide draft online for additional public review
- Planning and Zoning Board Recommendation
 - City Council Action



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