

COUNCIL MINUTES

May 25, 2023

The City Council of the City of Mesa met in a Study Session in the lower-level meeting room of the Council Chambers, 57 East 1st Street, on May 25, 2023, at 7:30 a.m.

COUNCIL PRESENT

John Giles
Francisco Heredia
Jennifer Duff
Mark Freeman
Alicia Goforth
Scott Somers*
Julie Spilsbury

COUNCIL ABSENT

None

OFFICERS PRESENT

Christopher Brady
Holly Moseley
Jim Smith

(*Participated in the meeting through the use of video conference equipment.)

Mayor Giles conducted a roll call.

1-a. Hear a presentation, discuss, and provide direction on Mesa's 2050 General Plan draft vision statement and draft guiding principles, and receive an update on Mesa's Balanced Housing Plan.

Senior Economic Development Project Manager Jeffrey Robbins introduced Planning Director Mary Kopaskie-Brown, Assistant Planning Director Rachel Nettles, and Bruce Meighen, President and CEO of Logan Simpson Design, and displayed a PowerPoint presentation. **(See Attachment 1)**

Mr. Meighen provided a brief explanation of the purpose of updating the General Plan and the requirements according to Arizona law. He reviewed the timeline of the overall process and phases of a General Plan document. (See Pages 2 and 3 of Attachment 1)

Mr. Meighen highlighted the methods used for community engagement and shared the community's feedback regarding their concerns. (See Pages 4 and 5 of Attachment 1)

Ms. Kopaskie-Brown reviewed the draft of the vision statement and 12 guiding principles for departments within the General Plan. She indicated that following feedback from the community, staff will finalize and create a set of policies within each of the guiding principles. She added the policies will serve to facilitate detailed actions with an implementation plan that outlines costs, responsibilities, and timelines for achieving goals. (See Pages 6 through 19 of Attachment 1)

Discussion ensued relating to Councilmember requests to include more detailed information within the draft of guiding principles.

City Manager Christopher Brady clarified that the General Plan becomes more specific after the community has provided their feedback, and staff can define specific activities to achieve goals.

Councilmembers Goforth, Freeman and Spilsbury requested staff show a comparison of the 2040 General Plan versus the 2050 General Plan.

Mr. Meighen commented that once the details are obtained, the guiding principles will be revised to include specific language and imagery for a clearer picture.

Councilmember Duff suggested incorporating Mesa's Climate Action Plan (CAP) in the vision statement to achieve the 2050 CAP goals.

Mr. Robbins announced public meetings will be held during the summer at different locations in each district to gather more comprehensive feedback from the community. He informed Council and the public that the meeting information is available on the webpage at www.tomorrowsmesa.com. He noted a virtual option will be available and stated the City is conducting outreach to promote awareness of the meetings. He noted that all content for the plans for transit, transportation, housing, and arts and culture are available on the webpage at www.mesalistens.com.

Ms. Nettles reviewed the importance of housing today and explained the Balanced Housing Master Plan from 2017 is now being refined simultaneously with the General Plan. She acknowledged the City examines the policies and actions that can be taken to create an environment where housing is attainable for all of Mesa's residents. She mentioned the new data and policy recommendations to the Balanced Housing Master Plan will be incorporated into the General Plan. (See Pages 22 and 23 of Attachment 1)

Ms. Nettles stated the purpose of the Balanced Housing Master Plan serves to analyze the current housing inventory in Mesa and predict future needs while also setting goals and a vision for the city. She reviewed the housing assessment needs and explained how the data is used to compare various areas in Mesa for home prices, affordability, and the conditions of housing stock. (See Pages 24 and 25 of Attachment 1)

Ms. Nettles shared preliminary results of data collected for Mesa's housing trends, and the main concern from residents has been housing and affordability. She compared the median home prices for Mesa to surrounding major cities and Mesa is the most affordable in the Valley. She added the City seeks to maintain housing affordability while exploring ways to provide a variety of housing options to meet the demands of a wide range of residents. (See Page 26 of Attachment 1)

Ms. Nettles advised that the median rental prices are affordable in Mesa in comparison to surrounding jurisdictions. She reviewed the proportion of Mesa's housing units built over different decades compared to Maricopa County and noted Mesa is now similar in trend to the rest of the Valley as far as the number of housing units being built. She discussed the analysis of housing units based on price range which helps to identify areas where more diverse and affordable housing options are needed to meet the demand of residents. (See Pages 27 through 29 of Attachment 1)

In response to a question from Councilmember Duff, Susie Becker, Consultant with Zions Public Finance, Inc., responded that the data for the housing units by price is based on 2022 data, the most recent year for which the County Assessor data is available.

Ms. Nettles reviewed the next steps to complete the housing needs assessment inventory, which is currently being drafted and reviewed by staff. She reported that after the summer break, staff will provide an update to Council on the progress. (See Page 30 of Attachment 1)

Councilmember Spilsbury emphasized the importance of having access to housing data to make informed decisions regarding rezoning.

In response to a question from Councilmember Spilsbury, Mr. Brady cautioned that the dynamics of the single-family home trends in the last nine months are not comparable to those of three years ago due to economic factors.

Vice Mayor Heredia suggested that the housing needs assessment and inventory should factor in variables such as transportation and redevelopment zones, especially in West Mesa where housing strategies differ from other areas of Mesa.

Mr. Brady elaborated that the Maricopa County Assessor's value on homes is different than the real estate market value. He added that the taxable value that the City uses is a consistent number across all jurisdictions in Maricopa County. He advised that the Assessor's value can only increase up to 5% annually while the market values of homes are increasing by 10% to 15%.

In response to multiple questions from Councilmember Goforth, Ms. Nettles responded that the Balanced Housing Master Plan did not previously exist and is being presented to Council for the first time for approval. She explained how the data from the Balanced Housing Master Plan will be used, stating it is more specific and detailed than the General Plan which only has a general housing element.

Development Services Department Director Nana Appiah clarified that as the population increases, the Balanced Housing Master Plan is used to determine various land use allocations and assists the City in rezoning to balance the land use.

Councilmember Somers expressed the importance of having a balance of housing and job opportunities in Mesa to protect and maximize the City's commercial and industrial job space as part of the Balanced Housing Master Plan.

In response to a question posed by Mayor Giles, Mr. Appiah explained that in 2017 the City initiated a housing plan to address the housing needs for residents and create a balance between all income groups and housing types. He confirmed the plan is not a mandatory state requirement; instead, Mesa chose to pursue a balanced plan to approach housing development.

Mayor Giles thanked staff for the presentation.

1-b. Hear a presentation, discuss, and receive an update on Mesa's Community Electric Vehicle Charging Plan.

Assistant to the City Manager Ian Linssen displayed a PowerPoint presentation. **(See Attachment 2)**

Mr. Linssen stated the Electric Vehicle Update is part of the Mesa Climate Action Plan initiative and he discussed the goals that the plan aspires to achieve regarding vehicle electrification. He commented that the community is needed to achieve the goals identified in the plan. He

highlighted a few of the current projects and the goal of the Electric Vehicle (EV) Plan. He discussed 2022 statistics for registered EV users in Mesa and in Arizona and the numbers continue to increase. (See Pages 2 through 4 of Attachment 2)

Mr. Linssen discussed the community outreach and information webpage at www.mesalistens.com. He identified an interactive tool on the web page where residents can request locations for EV charging stations on a map. He stated the map illustrated locations where members of the public requested an EV charger, as well as the location of existing chargers, indicating that residents prefer charging locations close to their residence. (See Pages 5 and 6 of Attachment 2)

Mr. Linssen reviewed the data analysis which depends upon existing and future utility infrastructure, electric facilities, and capacity. He commented the City needs to examine its own resources within its own electric service territory. He emphasized multi-family units pose the greatest challenges due to the difficulty residents have in accessing charging stations. He discussed where most of the charging activity occurs, with a large concentration in West Mesa along the US Highway 60. (See Pages 7 through 9 of Attachment 2)

In response to a question from Councilmember Goforth, Mr. Linssen replied that the data analysis map identifies the best opportunities for charging stations based on density. He explained that multi-family homes have the highest density and most multi-family tenants do not have a garage or access to their own 220-volt outlet.

Mr. Linssen stated the City will use the data collected for the grant application and provided details on the application, the process, and implementation of charging stations in areas of Mesa. He shared the next steps, and the final report and presentation will be available in September. (See Pages 10 and 11 of Attachment 2)

In response to a question from Mayor Giles, Planning Director Mary Kopaskie-Brown responded that as the City moves forward with EVs, it is important to have spaces available and EV ready so that the conduit is present, and chargers can be installed as additional EVs are introduced.

Mr. Brady pointed out the challenge and cost of bringing an additional source of power into locations.

In response to a question from Mayor Giles, Mr. Linssen replied that the grant application includes funding for EV signage to promote ease of access for EV charging stations in Mesa.

Mayor Giles thanked staff for the presentation.

Mayor Giles declared a recess at 9:08 a.m. The meeting reconvened at 9:15 a.m.

1-c. Hear a presentation, discuss, and provide direction on proposed changes to the Mesa Zoning Ordinance (Title 11 of the Mesa City Code) regarding drive-thru facilities.

Planning Director Mary Kopaskie-Brown introduced Assistant Planning Director Rachel Nettles and displayed a PowerPoint presentation. **(See Attachment 3)**

Ms. Kopaskie-Brown provided an overview of the findings from the research that has been conducted on the drive-thru text amendments, and the feedback from the development

community and residents. She discussed the public outreach meetings of the last six months and the feedback on drive-thrus and regulations. (See Pages 2 through 4 of Attachment 3)

Mr. Brady advised the proposed zoning changes for drive-thrus was initiated by Council, not staff. He shared the development community treated staff poorly and criticized Mesa's regulations compared to others. He said he directed staff to research what surrounding jurisdictions are doing and also challenged the development community to provide Mesa with the same quality opportunities as other cities; Mesa expects the same rules, quality, and design standards afforded to others, which is currently not the case.

Ms. Kopaskie-Brown discussed staff's findings comparing Mesa to other jurisdictions where drive-thrus are allowed. She noted the terms used for permits differs between jurisdictions but the processes for approval are essentially the same. She illustrated the total percentage of land use permitted for drive-thrus in Gilbert, Chandler and Scottsdale, and recognized Mesa currently has the highest percentage of land allowed for drive-thrus. (See Pages 5 through 8 of Attachment 3)

Ms. Kopaskie-Brown discussed a set of recommendations for proposed land use districts and mentioned the City of Mesa (COM) has never banned drive-thrus and will continue to permit them. She identified the areas in which Mesa can attract businesses and job opportunities. She stated if the proposed land use districts are approved, Mesa will maintain approximately 22% of its land available for drive-thrus. (See Pages 9 and 10 of Attachment 3)

Ms. Nettles reviewed the screening requirements for Mesa and the surrounding jurisdictions and provided some recommendations. She highlighted that the stacking requirements in the surrounding jurisdictions are similar to Mesa's, aimed at preventing overflow into the streets and within the development. (See Pages 11 through 14 of Attachment 3)

Ms. Nettles discussed the employee screening requirements and a modification to install a shade structure and raised pedestrian path to enhance employee safety. (See Pages 15 and 16 of Attachment 3)

Ms. Nettles highlighted the drive-thru setback requirements from residential areas with a recommendation to install a 100-foot setback from residential uses to the drive-thru lanes or pickup lanes to protect adjacent neighbors. (See Pages 17 and 18 of Attachment 3)

Ms. Nettles advised that staff is recommending a traffic impact study requirement for drive-thrus based on feedback from the development community and other cities. She commented the traffic impact study would help identify any potential traffic concerns that may arise from having an over concentration of drive-thrus adjacent to one another. (See Pages 19 and 20 of Attachment 3)

Ms. Nettles summarized the proposed amendments for a set of standards that would improve aesthetics and drive-thru facilities through additional screening requirements. She proposed a modification of the approval process for various zoning districts to better align with other jurisdictions. (See Pages 21 and 22 of Attachment 3)

Ms. Nettles reviewed the next steps for finalizing the proposed text amendments for drive-thru facilities. (See Page 23 of Attachment 3)

In response to a question from Councilmember Freeman, Ms. Nettles clarified that the Conditional Use Permits for other jurisdictions are the same as Mesa's Council Use Permits for zoning in

industrial and downtown heritage districts. She added in the Downtown Business 1 area a Council Use Permit (CUP) is required.

Ms. Kopaskie-Brown clarified a Special Use Permit (SUP) is required in industrial neighborhoods, commercial areas, and mixed-use areas. She noted the recommendation is to include them in the CUP by the Board of Adjustment or the Planning and Zoning Board if it accompanies a site plan approval.

Discussion ensued relative to concerns of the number of drive-thrus in certain areas of Mesa compared to others, sit-down restaurants, the regulations for CUPs, SUPs, and improved design standards for drive-thrus.

At 9:50 a.m., Mayor Giles excused Councilmember Freeman from the remainder of the meeting.

Mayor Giles thanked staff for the presentation.

2. Current events summary including meetings and conferences attended.

Mayor Giles and Councilmembers highlighted the events, meetings and conferences recently attended.

3. Scheduling of meetings.

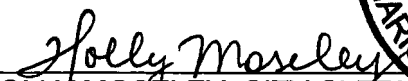
City Manager Christopher Brady stated that the schedule of meetings is as follows:

Thursday, June 1, 2023 – Study

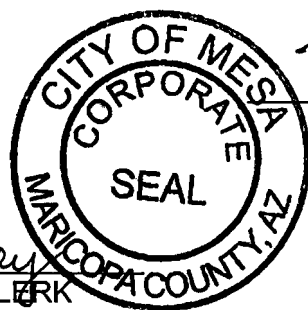
4. Adjournment.

Without objection, the Study Session adjourned at 10:45 a.m.

ATTEST:



HOLLY MOSELEY, CITY CLERK





JOHN GILES, MAYOR

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 25th day of May 2023. I further certify that the meeting was duly called and held and that a quorum was present.



HOLLY MOSELEY, CITY CLERK

May 25, 2023

General Plan Update

City Council Study Session

Mary Kopaskie-Brown, AICP

Planning Director

Bruce Meighen, AICP

President and CEO, Logan
Simpson Design

Jeff Robbins, CECD

Project Manager



Development Services
Department

Why Update the General Plan?



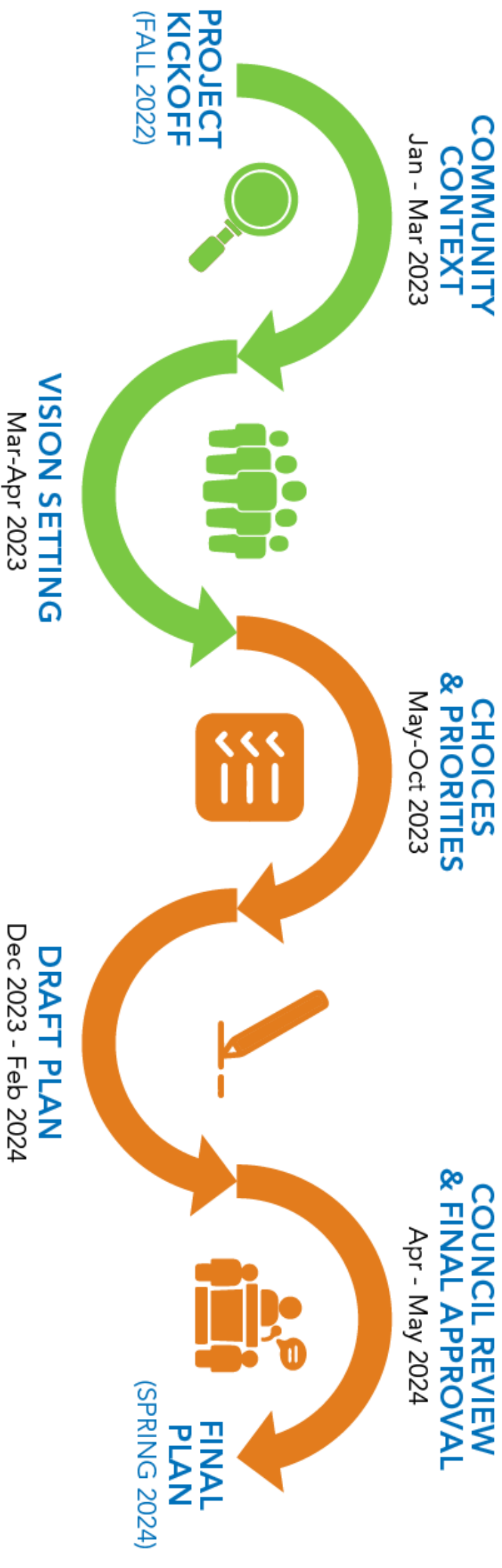
■ Overarching Policy Document

- Long-Term Vision
- Shaped by Community, Businesses and City Leadership
- Includes Guiding Principles, Policies, and Detailed Actions

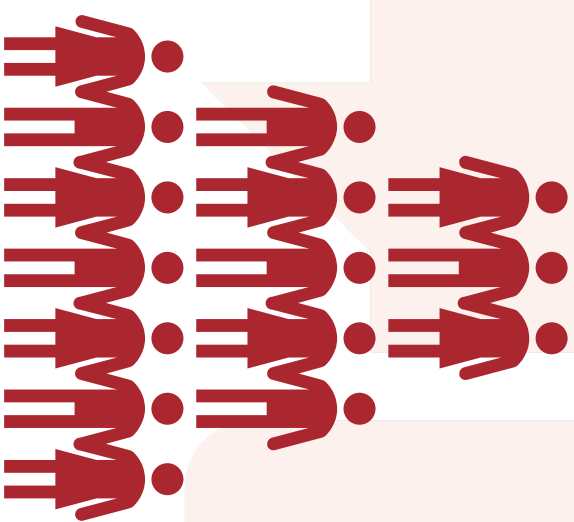
■ Required by Arizona Law

- 17 Required Topics or Elements
- Requires a Public Participation Plan adopted by City Council
- Requires Citizen Vote to ratify City Council adoption – November 2024
- Effective for 10 years

Overall Process Update



Engagement by the Numbers



11,000+

Engagements



3,322

Questionnaire
Responses



49

Community
Interviews



2,150

Visits at 11
Info Booths



5,600

Website Visits



2

City Council
Presentations



12

Presentations to City
Boards/Commissions



4

General Plan Advisory
Committee Meetings



7

Community Meetings

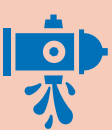
Top Community Issues



1. Commercial and Retail Choices



2. Housing Attainability and Variety



3. Public Safety



4. Traffic Congestion



5. Education



6. Water Supply



7. Open Space, Parks, Recreation Opportunities



8. Redevelopment



9. Access to High Paying Jobs



10. All other issues



2050 General Plan DRAFT VISION AND GUIDING PRINCIPLES

DRAFT VISION STATEMENT

Mesa is a city of extraordinary places and rich culture where people connect, and businesses of all sizes thrive in a vibrant, safe, and healthy environment.

LAND USE AND GROWTH AREAS

DRAFT GUIDING PRINCIPLE

We nurture and sustain a balanced mix of land uses that connect attractive and welcoming neighborhoods, vibrant shopping areas and thriving employment centers.

CIRCULATION AND MOBILITY

DRAFT GUIDING PRINCIPLE

We provide a safe, convenient, and well-connected transportation network that offers efficient choices for how residents, employees, and visitors move around the city.

ENVIRONMENT, CONSERVATION, ENERGY AND

WATER

DRAFT GUIDING PRINCIPLE

We value and protect our desert climate and environment and ensure resources are efficiently used and sustainably managed to accommodate future growth.

PARKS, RECREATION AND OPEN SPACE

DRAFT GUIDING PRINCIPLE

We offer a safe, equitable, and connected system of parks and recreational opportunities that foster healthy and vibrant communities and contribute to high-quality experiences for those who live, work, and play in Mesa.

NEIGHBORHOOD PRESERVATION AND REVITALIZATION

DRAFT GUIDING PRINCIPLE

We celebrate and invest in Mesa's unique places by preserving and revitalizing existing neighborhoods, shopping areas, and downtown.

HOUSING

DRAFT GUIDING PRINCIPLE

We support a diverse range of quality housing types and choice for all income levels of our current and future residents.

SOCIAL SERVICES, HEALTHCARE, AND EDUCATION

DRAFT GUIDING PRINCIPLE

We partner with community organizations to secure equitable access to high-quality social services, healthcare, and education.

HISTORIC AND CULTURAL RESOURCES

DRAFT GUIDING PRINCIPLE

We celebrate and embrace the heritage of Mesa, protect our historic and cultural resources, and provide diverse arts and cultural programs to engage the community, foster civic pride, and create authentic, memorable experiences.

PUBLIC SAFETY

DRAFT GUIDING PRINCIPLE

We provide responsive police, fire, and medical services with compassion and respect.

PUBLIC SERVICES AND FACILITIES

DRAFT GUIDING PRINCIPLE

We respond to the needs of residents by providing quality, reliable, and cost-effective public services and investing in public facilities that evoke civic pride in Mesa.

ECONOMIC DEVELOPMENT

DRAFT GUIDING PRINCIPLE

We support the key pillars of education and workforce development to attract, retain, and expand both small and large businesses creating diverse, quality job opportunities citywide.

COST OF DEVELOPMENT

DRAFT GUIDING PRINCIPLE

We require that private development invest its fair share of the cost for long-term associated public improvements.

Next Steps:

1. Finalize Vision Statement
/ Guiding Principles
2. Develop Future Land Use
Alternatives
3. Community Meetings
June / July



General Plan Update



May 25, 2023

Balanced Housing Master Plan

City Council Update

Rachel Nettles, AICP

Assistant Planning

Director

Susan Becker,

MBA, AICP

Vice President, Zions

Public Finance, Inc.

Jeff Robbins, CECD

Project Manager

Bruce Meighen, AICP

President and CEO,

Logan Simpson Design



mesa·az

Development Services

Department

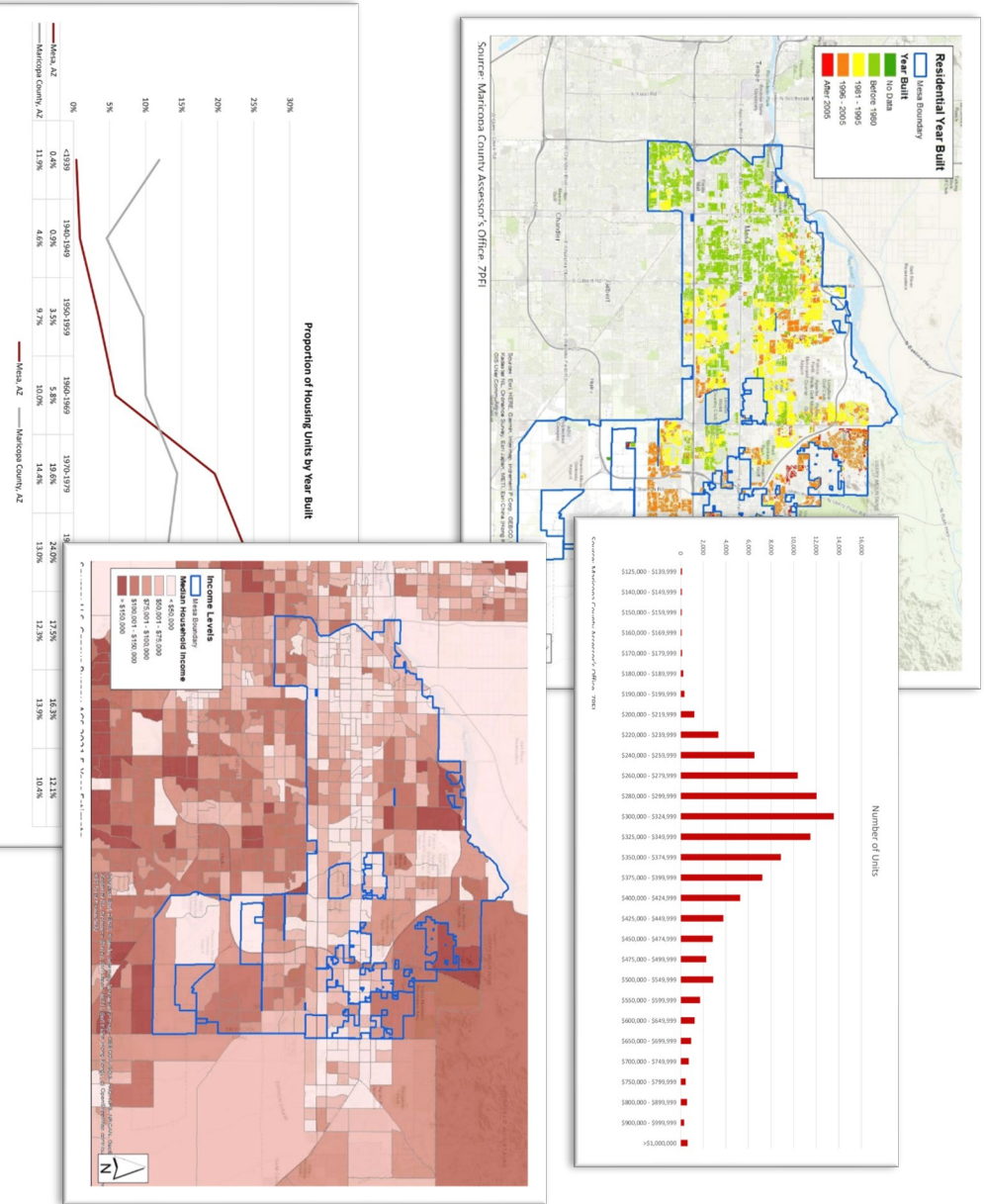


Plan Background

**2017 – City of Mesa Housing
Master Plan Update**
Initial Data Collection & Analysis





**2023 – Development of Balanced
Housing Master Plan**
Comprehensive data collection
and policy recommendations

Why a Balanced Housing Master Plan?



Housing Needs Assessment and Inventory

Current Housing Inventory

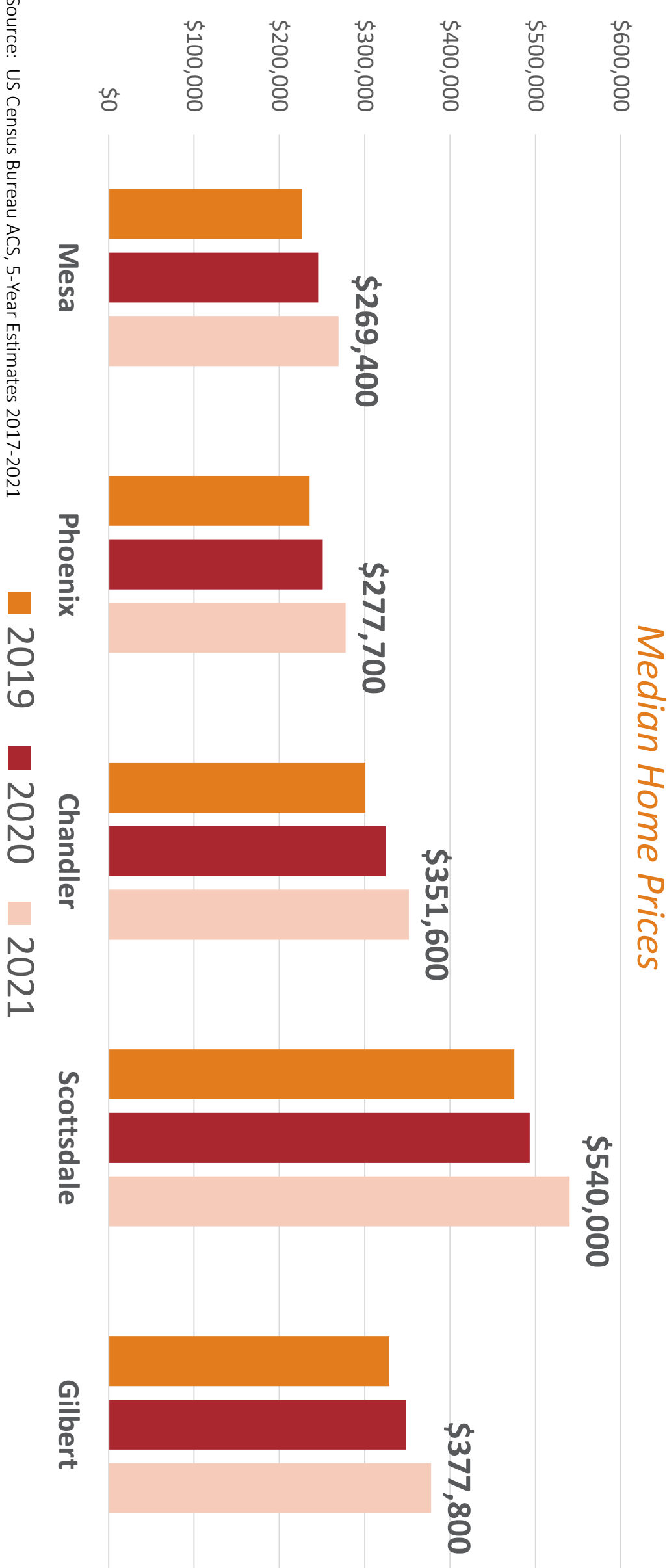
-  Product Types (single, multifamily, mobile etc.)
-  Median Values
-  Year Built, Housing Conditions
-  Mapping by Geographic Area

Housing Market Trends

-  Affordability
-  Vacant Land
-  Trends in Costs
-  Overall Market

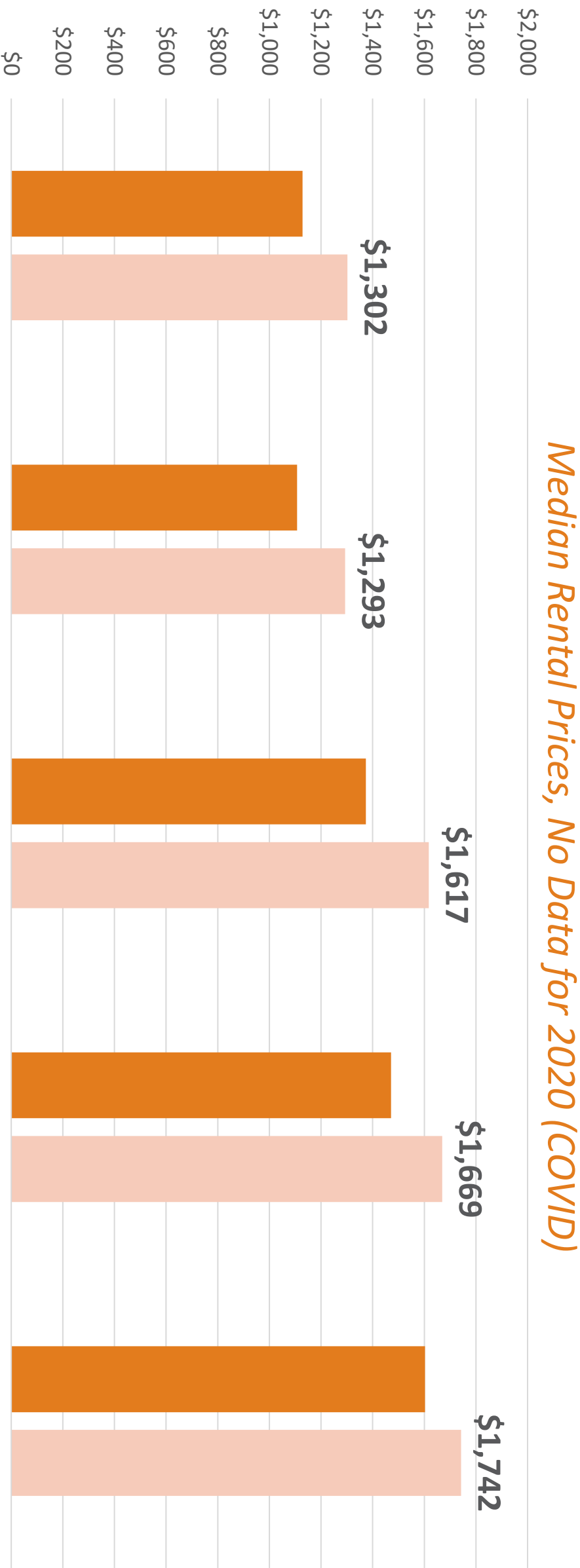
Housing Trends

Comparative Home Prices



Housing Trends

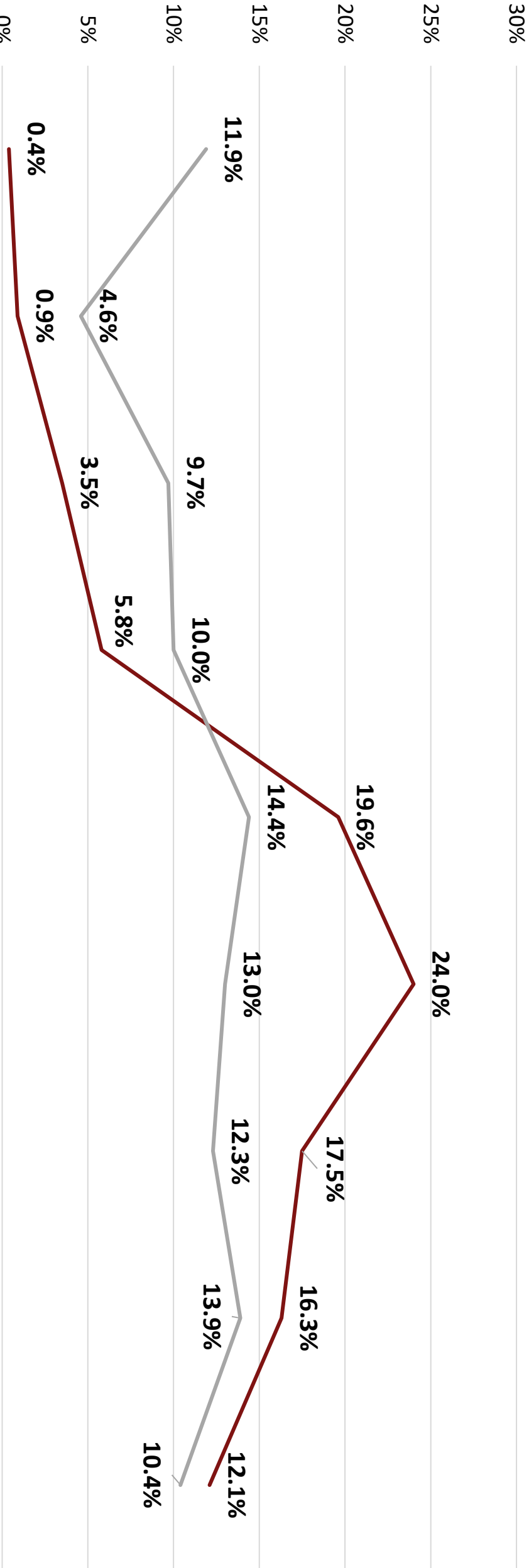
Comparative Rental Prices



Housing Trends

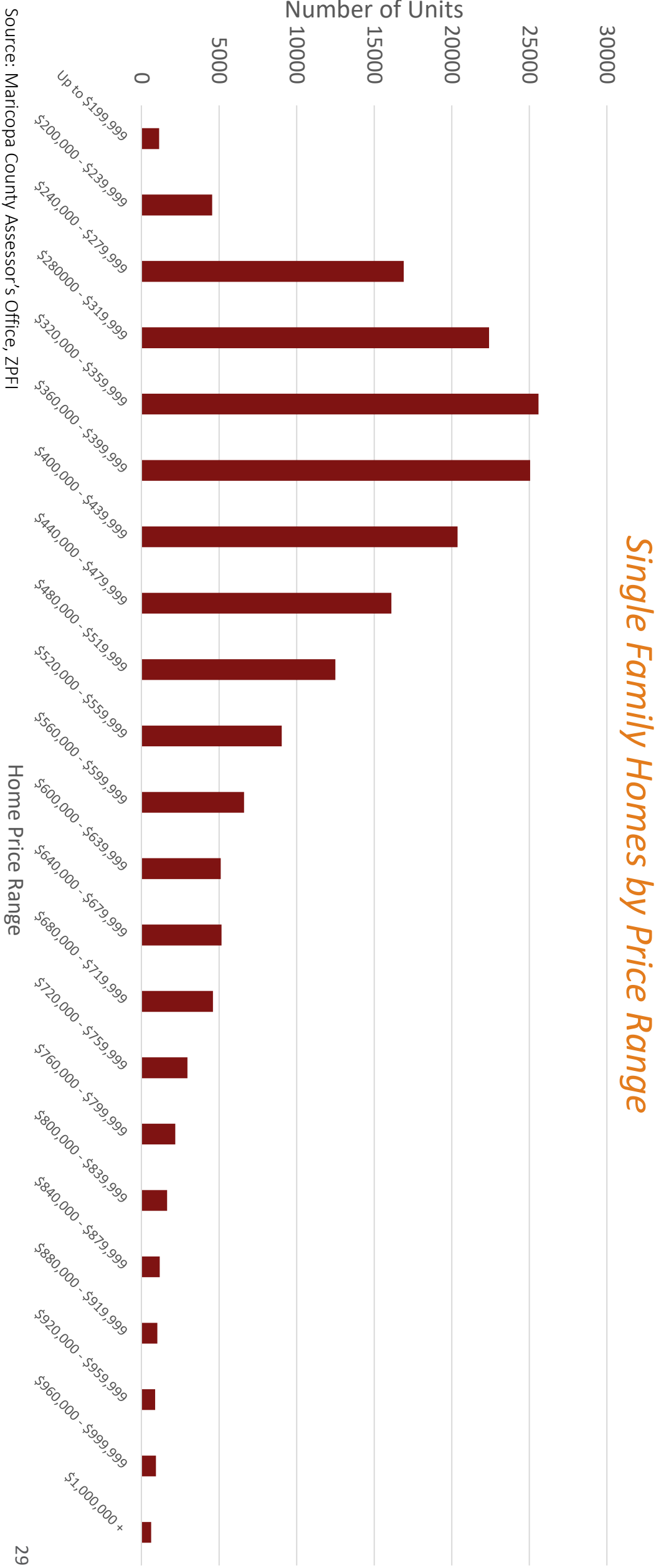
Proportion of Housing Units by Year Built

Proportion of Housing Units by Year Built



Housing Trends

Housing Units by Price



Next Steps:

- Housing Needs Assessment and Inventory under review by City
- Draft Balanced Housing Master Plan - Summer 2023



**BALANCED HOUSING MASTER
PLAN**

Mesa Community Electric Vehicle Plan Update

Study Session
May 25, 2023



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Mesa Climate Action Plan Effort

- ▶ Vehicle electrification furthers three of the plan's aspirational goals:
 - ▶ Climate Ready Community
 - ▶ Renewable Energy
 - ▶ Carbon Neutrality
- ▶ A two-pronged vehicle electrification approach - Municipal and Community
- ▶ Must look to the community to make significant progress

Community EV Plan

- ▶ Benchmark current Mesa community EV usage
- ▶ Solicit community feedback
- ▶ Identify and analyze data that impacts potential EV adoption and usage
- ▶ Apply for Federal Charging and Fueling Infrastructure Grant
- ▶ Ultimate goal: Identify EV gaps and provide potential opportunities to address them

Current EV Usage

3,181 40,740

Mesa

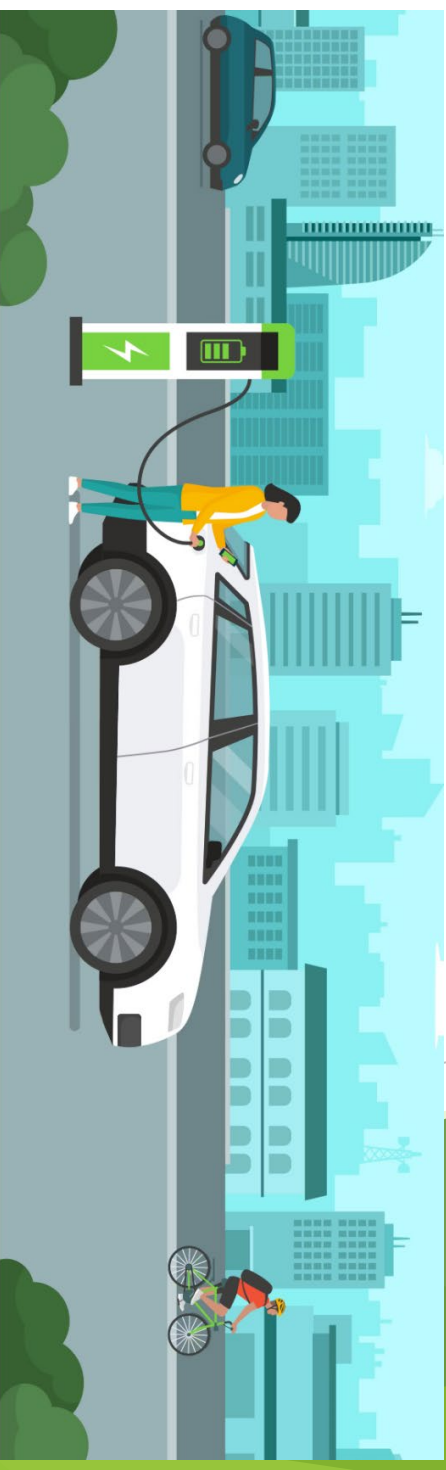
Arizona

6th

State by Share of EVs
per 1k population

Community Outreach

- ▶ Four Community Events
- ▶ Mesa Listens Page
- ▶ Survey, social media, interactive map
- ▶ Over 500 survey responses



Home / Mesa Climate Action Plan / Mesa Community Electric Vehicle Adoption Project

Mesa Community Electric Vehicle Adoption Project



Mesa City Council, with the support of the community, adopted a [Climate Action Plan](#) with a key aspirational goal of carbon neutrality by the year 2050. Electrifying transportation and adopting electric vehicles (EVs) is an important strategy to achieve this goal.

For this reason, the City is undertaking the development of a Communitywide Electric Vehicle Adoption Master Plan. The Plan will help guide decisions on policy and infrastructure investments that accelerate the community transition to EVs.

This project page will serve as the central location for information about the plan as it is developed. Check back regularly for information about opportunities to share input and review findings and recommendations.

[Survey and Feedback Map](#)

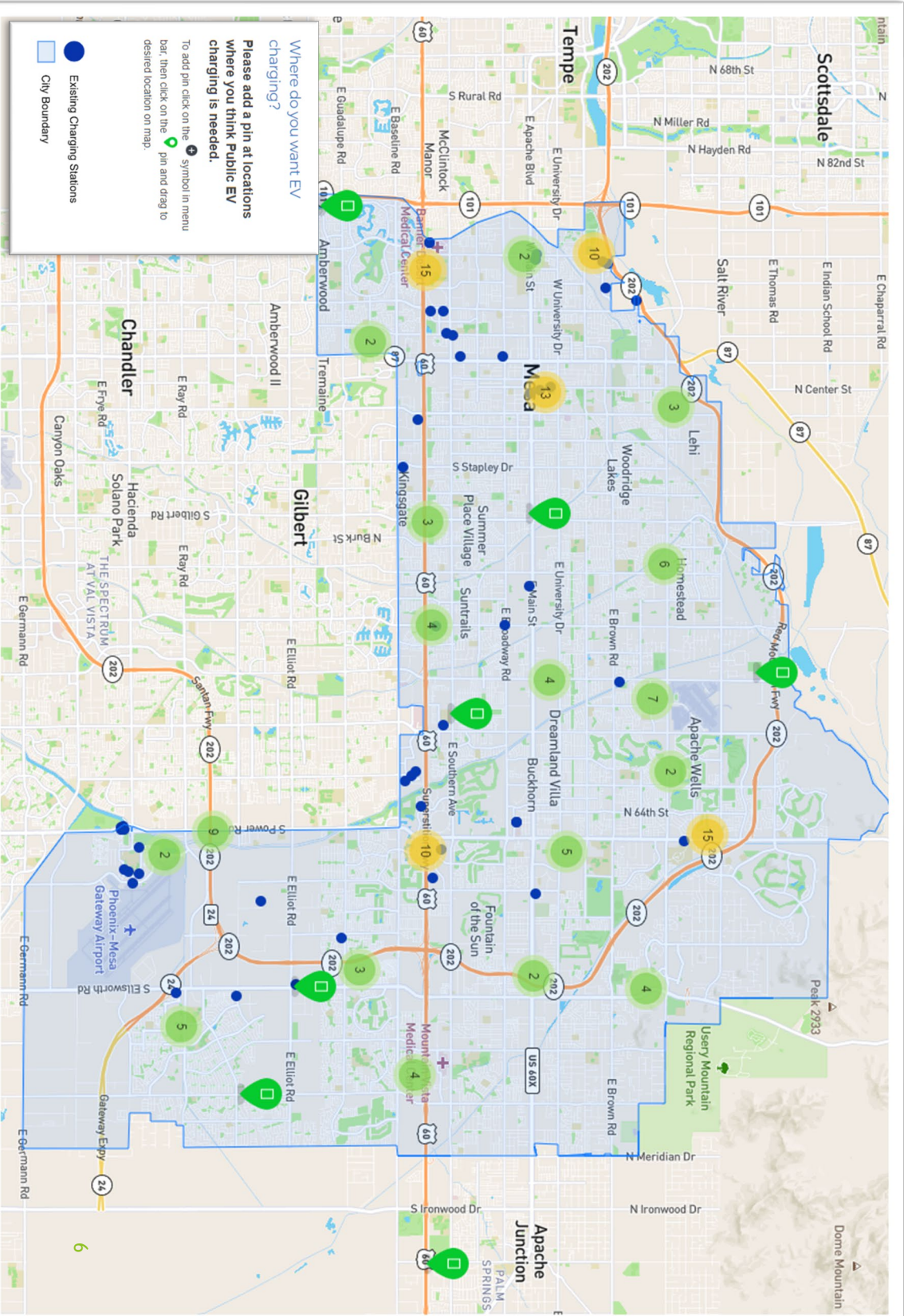
REGISTER to get involved!

Who's Listening

Ian Lintsen
Assistant to the City Manager
City of Mesa
Email ian.lintsen@mesaaz.gov

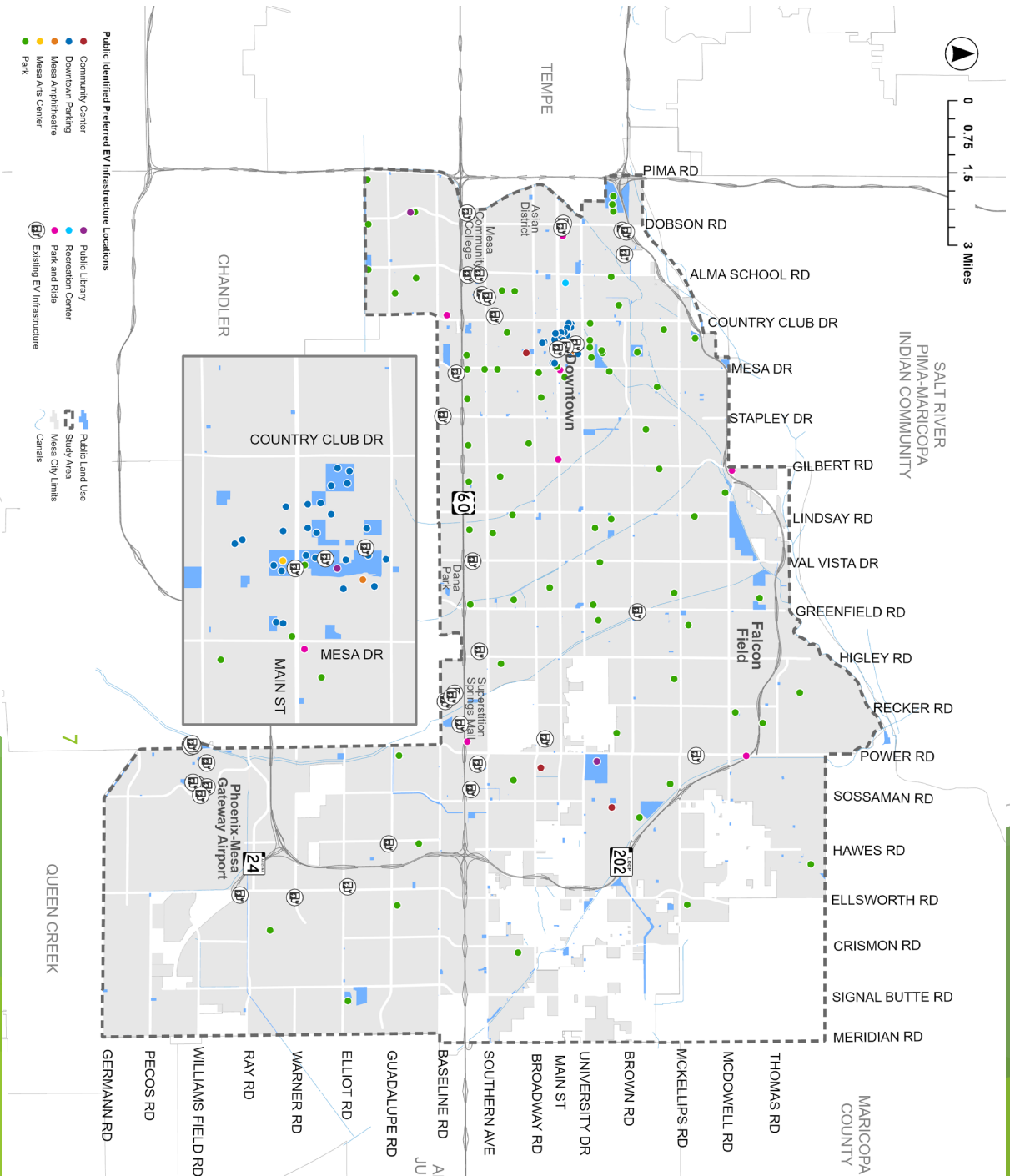


Community Outreach



Data Analysis

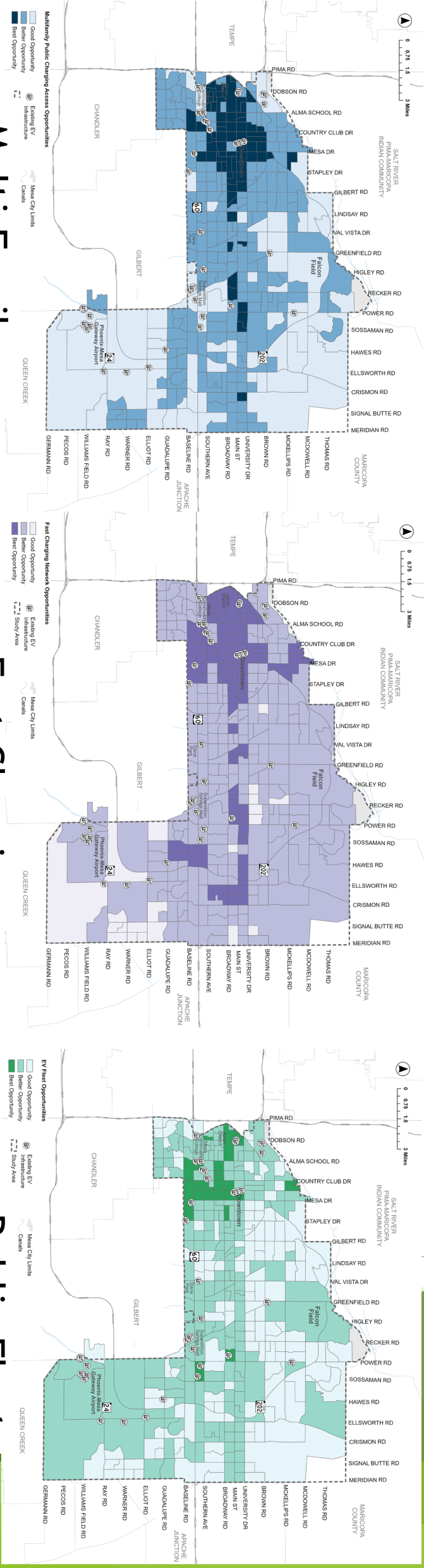
- Utility Infrastructure
- City-owned parcels
- Park-n-Rides
- Public Parking
- Parks
- Community/Recreation centers
- Existing charging



Data Analysis

- ▶ Utility Service Areas
- ▶ Existing Infrastructure
- ▶ Population Density
- ▶ Multi-family Units
- ▶ Underserved Neighborhoods
- ▶ National Freight Network
- ▶ Land Use
- ▶ Employment Density
- ▶ Interstate Access
- ▶ Trip Volume

Data Analysis



Multi-Family Emphasis

Fast Charging Emphasis

Public Fleet Emphasis

F-1 Grant Application



U.S. Department
of Transportation

Federal Highway Administration

The Charging and Fueling
Infrastructure Discretionary
Grant Program

A competitive grant program to
deploy publicly accessible EV
charging and alternative fueling
infrastructure.

\$500k to \$15 million per grant award

Applications must be submitted by
June 13, 2023

Next steps

- ▶ Continued data gathering and analysis
- ▶ Gap identification
- ▶ Proposed options
- ▶ Final report and presentation in September



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research.az





City of Mesa Study Session - Drive Thrus

Mary Kopaskie-Brown, Planning Director
Rachel Nettles, Assistant Planning Director

May 25, 2023



Agenda

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



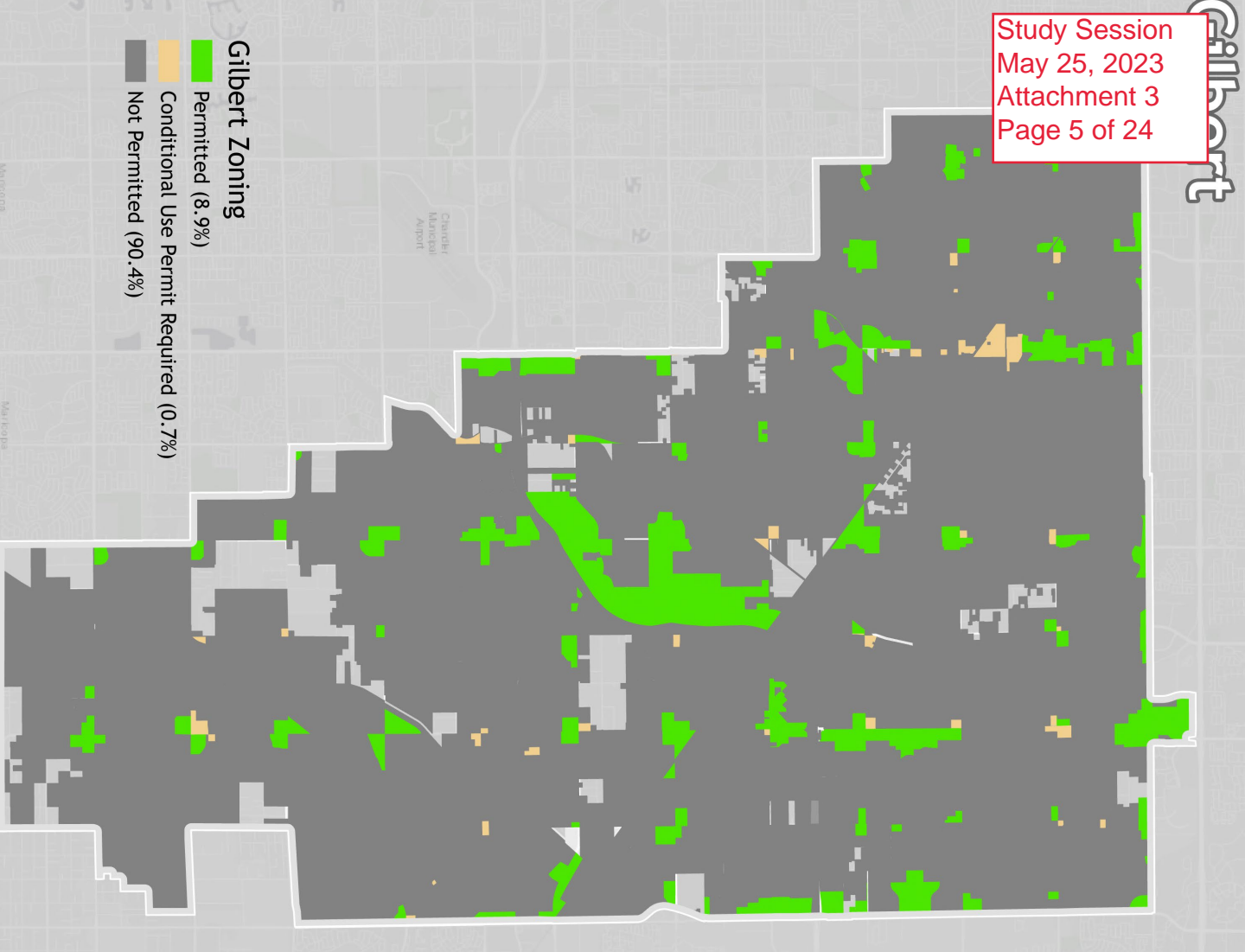
Process Recap

- 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

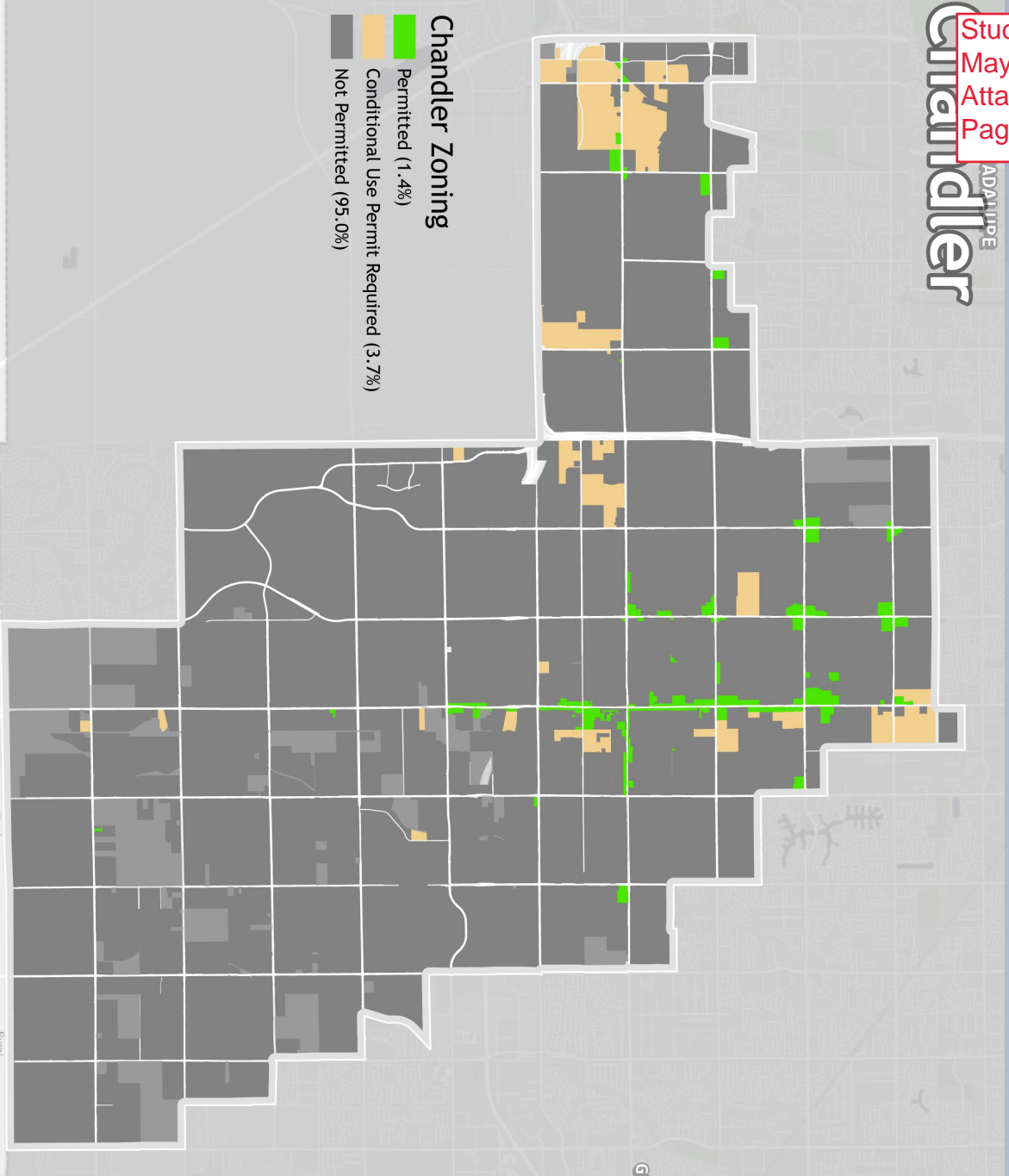
Permitted **(8.9%)**:

- 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

Land Use Requirements– City of Chandler

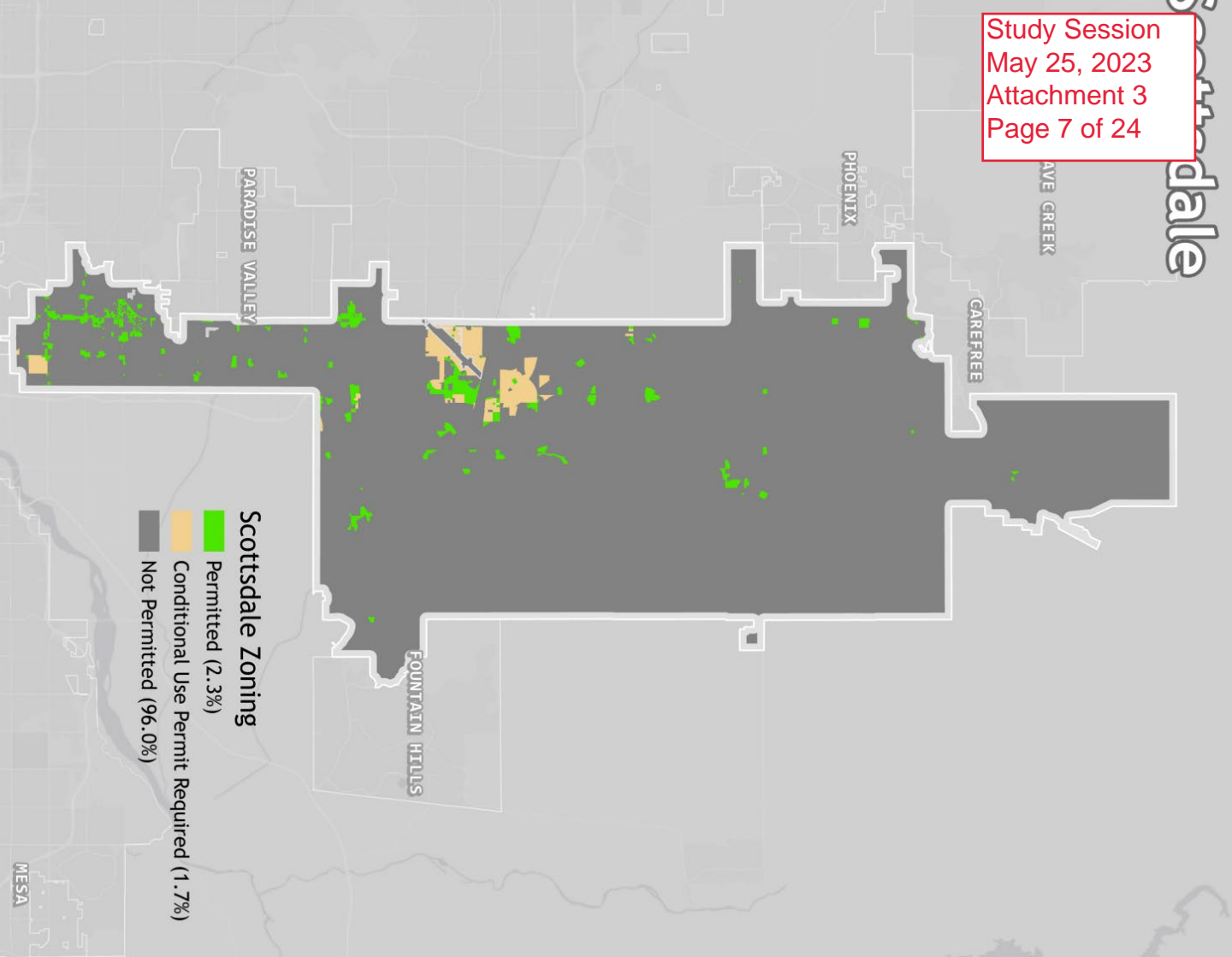


Permitted (**1.4%**):

- 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%)**:

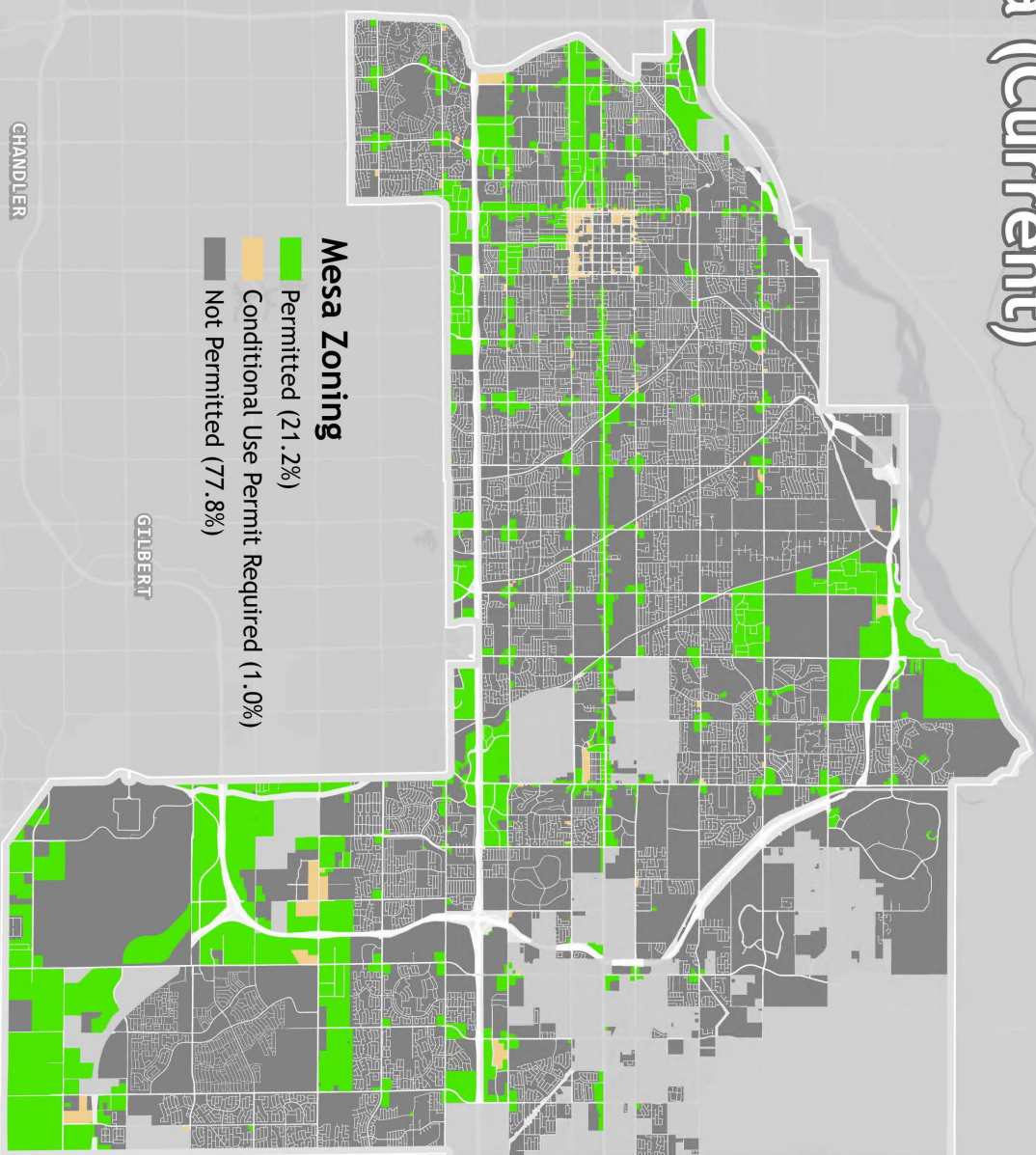
- Neighborhood Commercial
- Central Business
- Regional Shopping Center
- Planned Neighborhood Center
- Planned Community Center

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



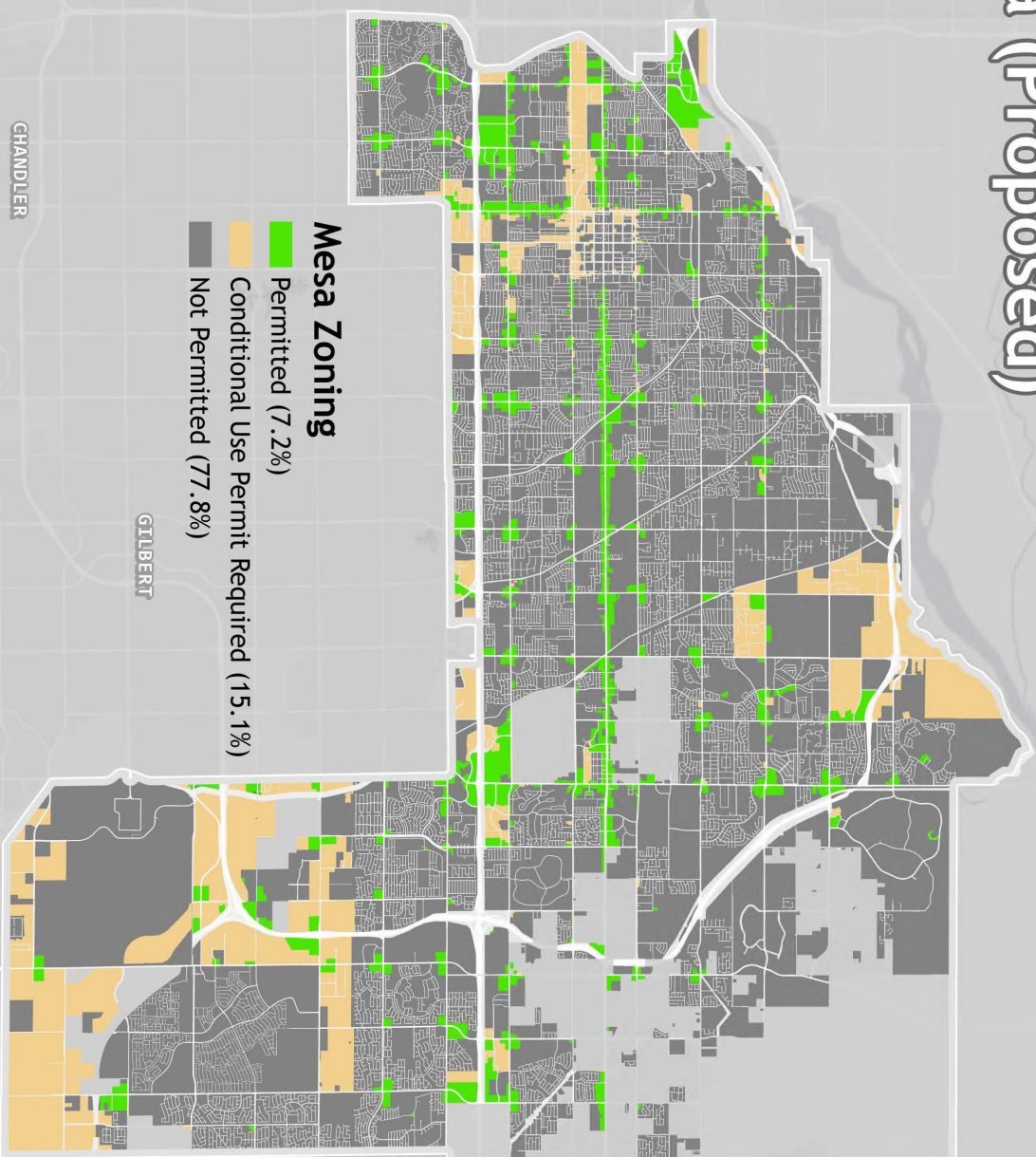
Proposed Direction for Mesa Land Use Districts and Processes

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 | Planned Airpark Core |
| <ul style="list-style-type: none">▪ 4-foot wall, or combination of wall and dense landscaping | <ul style="list-style-type: none">▪ 50-foot landscape buffer adjacent to a SF district |
| Signature Corridors | |
| <ul style="list-style-type: none">▪ 25-foot landscape buffer between the drive-thru lane and the street | |



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 Airport 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 employ
- 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 uses 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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