



Staff Recommendations Packet





Arts District Overlay





- Staff to conduct public outreach
 - Evaluate feedback
 - Staff to provide City Council update with proposed course of action





Drive Throughs





Additional Recommended Drive-Through Regulations

Conditions	<u>Existing Regulations</u>	☒ Staff Recommendation <u>Additional Requirements</u>
Drive-Through Types	Restaurants only • Over 500' - Permitted w/ conditions • Under 500' – Use Permit	Add additional types of drive- throughs (Automotive Repair) • Over 500' - Permitted w/ conditions • Under 500' – Use Permit
Drive-Through Regulations	• Lane Design – access and circulation • Queuing – 6 menu/4 pick-up • Screening – Lane and Pick-up Window • Reduction – queuing analysis • Separation – N/A	• Separation – Minimum separation (300') between drive throughs • Queuing memorandum or study may be requested



Off-Street Parking



Off-Street Parking Recommendation

✓ Staff Recommendation

Mixed-Use Walkable Areas

- Allow parking study to potentially reduce required parking up to 25 percent



Off-Street Parking Recommendation

✓ Staff Recommendation

Age Restricted Communities/ Affordable Housing (Multi-Family)

- Allow parking study to potentially reduce required parking up to 25 percent
- Allow TMP to potentially reduce required parking more than 25 percent





Off-Street Parking Recommendation

✓ Staff Recommendation

Medical Office

- 1 space per 200 gross sq. ft. (Phoenix, Mesa)

