



Drive-Thru CUP Text Amendment P21-0134

Council Briefing





Original Proposed Text Amendment

- Text amendment to require a CUP for drive-thru restaurants within 1,200 ft of a residential zoning district and not separated by an arterial roadway

Current Proposed Text Amendment

- CUP for drive-thrus within 300-feet of existing residential that operate between 10 pm and 6 am that are NOT separated from residential by an arterial street, railroad, or commercial building greater than 10,000 sq. ft.



Discussion

- CUP was required for all drive-thru uses prior to 2019 text amendment

Reason for proposed TA

- Increase in drive-thru restaurants, rapid pickup lanes as a response to Covid
- Increase in home-based businesses, increase in teleworking – higher demand for auto-oriented food services
- Increase in requests for drive-thrus in smaller commercial sites (Signal Butte/Ocotillo, Meridian/Ocotillo)

Emails of support from development community

- S. Lake: Vestar, Eisenberg, Langley, Barclay, W Holdings
- J. Barney
- Rob Burgheimer

Planning Commission Vote: 6-0

