

Petition 2019-038 by Dave Hegnauer

To Approve:

This petition is found to be **consistent** with the *Centers, Corridors and Wedges Growth Framework* recommendation for broadening the economy to include emerging industries, and based on the information from the staff analysis and the public hearing, and because:

- The growth and expansion of mobile food truck and catering businesses has resulted in the growing need for commissary or commercial kitchens to serve as locations for commercial food service providers to prepare, package, and store food at proper food temperatures, in a sanitary environment, and to store products and equipment.
- This petition supports commercial kitchens by clarifying they are allowed by right in the B-2, B-D, CC, U-I, I-1 and I-2 zoning districts.
- Commercial kitchens are consistent with other typical retail-based businesses allowed in the proposed zoning districts.

([Therefore, we find](#)) this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition allows accessory outdoor storage (parking of mobile food trucks/trailers) for a commercial kitchen, by-right, in the U-I, I-1 and I-2 zoning districts, consistent with other heavier commercial and industrial uses allowing outdoor storage.
- The petition allows accessory outdoor storage (parking of mobile food trucks/trailers) for a commercial kitchen in the CC, B-2, and B-D zoning districts, with prescribed conditions.

To Deny:

This petition is found to be **consistent** with the *Centers, Corridors and Wedges Growth Framework* recommendation for broadening the economy to include emerging industries and based on the information from the staff analysis and the public hearing, and because:

- The growth and expansion of mobile food truck and catering businesses has resulted in the growing need for commissary or commercial kitchens to serve as locations for commercial food service providers to prepare, package, and store food at proper food temperatures, in a sanitary environment, and to store products and equipment.

(However, [we find](#)) this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- Allowing outdoor storage of mobile food trucks/trailers as an accessory use to a commercial kitchen in the CC zoning district is inconsistent with other retail uses allowed in that zoning district, and not compatible with a walkable commercial center environment.
- The standards in the CC zoning district are designed to ensure compatibility of development with nearby uses, which often are residential in nature. Parking of mobile food trucks/trailers can have a negative impact on residential areas, particularly if parked on the exterior boundaries of the site.
- The Zoning Administrator has determined that the overnight (or extended periods of time) parking of third party mobile food trucks/trailers is considered to be "outdoor storage".
- No other use in the CC zoning district is permitted to have accessory outdoor storage.

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: