

04/18/23 PC AGENDA SHEET

FOOD CART/TRAILER
(TITLE 30)

CACTUS AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0048-MFE, INC:

USE PERMIT for a proposed food cart not within an enclosed building.
DESIGN REVIEW for a proposed food cart in conjunction with an existing convenience store with gasoline sales on 3.8 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:
176-35-520-001

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 6145 W. Cactus Avenue
- Site Acreage: 3.8
- Project Type: Food cart (taco cart/trailer)
- Trailer Height (feet): 8
- Square Feet: 112
- Parking Required/Provided: 25/34

Site Plan

The plan depicts a proposed food cart (taco cart/trailer) located near the northeast corner of a partially developed commercial center consisting of a convenience store with gasoline sales. The food cart is set back 25 feet from the north property line along Cactus Avenue, 30 feet from the east property line along Jones Boulevard, and 274 feet from the west property line. Thirty-four parking spaces are provided in the parking lot where 25 parking spaces are required. The commercial center currently has 1 driveway from Jones Boulevard and 1 driveway on Cactus Avenue.

Landscaping

The existing street landscaping consists of a 15 foot wide landscape area with a detached sidewalk along Cactus Avenue and Jones Boulevard.

Elevations

The 8 foot high food cart is an enclosed trailer with a hitch and double axel wheels. The exterior of the food cart is red and black with white accents, with painted signage and logos. A serving window is located on the south side of the food cart facing towards the parking lot.

Floor Plan

The entire food trailer is approximately 112 square feet in area, including cooking and storage space.

Applicant's Justification

The applicant indicates the hours of operation will be Monday through Sunday from 3:00 p.m. to 12:00 a.m. There will be a total of 3 employees. According to the applicant the food truck will be placed on a paved location on the site and will take up 2 parking spaces. However, this does not impact overall parking since the site provides more parking than required.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0445	Parking lot landscaping and site design changes to a previously approved commercial center	Approved by BCC	November 2020
VS-19-0339	Vacated and abandoned patent easements and a portion of right-of-way being Jones Boulevard	Approved by PC	June 2019
TM-18-500145	1 lot commercial subdivision	Approved by BCC	December 2018
UC-0789-16	Redesign of a convenience store, gas station, vehicle wash, smog check, and reduced the separation to a residential use	Approved by BCC	January 2017
UC-0525-14	Vehicle wash, gasoline station, and reduced the separation from a gasoline station to a residential use, with a waiver to reduce driveway separation, and a design review for a shopping center - expunged	Approved by BCC	July 2014
ZC-0726-07	Reclassified the subject property to C-1 zoning with a use permit, waiver, and design review for a shopping center and on-premises consumption of alcohol, convenience store, and reduced separation from a residential development	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land	R-E	Undeveloped
South	Neighborhood Commercial	C-1	Remaining undeveloped portion of the shopping center
East	Major Development Project (Southern Highlands)	R-2	Single family residential
West	Neighborhood Commercial	R-2	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

Use Permit & Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

A use permit is required for a food cart when located outside a building. The purpose of the use permit and design review is to evaluate and determine if the proposed food cart will have any impacts on the adjacent and surrounding uses. The proposed location for the food cart is within an existing parking area that will not affect on-site parking or adjacent developments. The property has more than enough parking spaces to accommodate the proposed food cart use and when not in use the trailer will be removed from the site. Therefore, staff can support these requests.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRIANA SERVICES

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