

FOOD TRUCK
(TITLE 30)

LAS VEGAS BLVD N/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0213-KG REAL ESTATE, LLC:

USE PERMIT to allow a food truck not located within an enclosed building.

DESIGN REVIEW for a proposed food truck in conjunction with an existing vehicle repair facility on a portion of 1.3 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road within Sunrise Manor. WM/sd/jo (For possible action)

RELATED INFORMATION:

APN:

140-18-102-029 ptn

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3162 Las Vegas Boulevard North
- Site Acreage: 1.3 (portion)
- Project Type: Food truck
- Truck Height (feet): 12
- Square Feet: 336
- Parking Required/Provided: 10/31

Site Plans

The plans depict 2 existing buildings being an L-shaped structure located along the west and south sides of the site, and a small freestanding building located on the northeastern portion of the site. Parking for the facility is located between the buildings and on the northeast corner of the site and access is from Las Vegas Boulevard North. There are existing residential developments adjacent to the east and south sides of the subject parcel. Records indicate the buildings were originally constructed in 1970 and no changes are proposed to the existing site layout. The proposed location for the food truck is in the center portion of the parcel adjacent to Las Vegas Boulevard North and an existing landscape area. The food truck will meet the minimum 10 foot setback from the right-of-way and the proposed location will leave over a 45 foot distance from the food truck to the parking stalls to the south. This will allow for traffic to maneuver around the truck without creating circulation problems.

Landscaping

There is no existing on-site landscaping provided for the site. There is an existing landscape area within the right-of-way for Las Vegas Boulevard North located on the northeast corner of the site consisting of a shrub and rock for groundcover.

Elevations

The height of the food truck is approximately 12 feet tall and 28 feet long with a total of 336 square feet. No changes are proposed to the exterior of the existing structures with this request. The L-shaped building is 2 stories and 22 feet in height with roll-up doors on the north and east sides of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting operational hours from 10:00 a.m. to 6:00 p.m. and would appreciate it if the hours could be extended for longer periods of time. No other employees will be on site besides the applicant. The food truck will be returned to the commissary after each work day. The proposed location behind the existing landscape area along Las Vegas Boulevard North will be set back 10 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0621-17	Use permit for auto repair	Approved by BCC	September 2017
UC-0212-12 (ET-0110-14)	Extension of time for use permit to allow for an auto repair/maintenance/tire repair	Approved by BCC	November 2014
UC-0212-12	Use permit for auto repair/maintenance/tire repair	Approved by BCC	November 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	H-2 & M-D	Retail, & undeveloped
South	Business and Design/Research Park	H-2	Automobile maintenance, & single family residential
East	Business and Design/Research Park	H-2 & M-D	Automobile maintenance, single family residential, & undeveloped
West	Business and Design/Research Park	M-D	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 Comprehensive 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.

Staff has previously approved food trucks for both seasonal sales and more permanent locations in conjunction with commercial/retail centers. Staff is concerned that the location of the food truck in the center portion of the parcel adjacent to Las Vegas Boulevard North may create visual clutter along a major street and there may be impacts on traffic circulation and pedestrian safety. Since this use is intended to be a more permanent fixture at this site, staff finds that a short review period is appropriate to ensure that there are no adverse impacts on parking and pedestrian and vehicular movements. Staff can support this request with conditions of approval.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to commence and review;
- Hours of operation to be limited to 10:00 a.m. to 6:00 p.m.
- 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 and application for review; and that 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: ISABEL CLOPEZ

CONTACT: ISABEL LOPEZ, TACOS EL SONORA, 5250 E. LAKE MEAD BLVD, UNIT 107, LAS VEGAS, NV 89156