



Board of Adjustment

STAFF REPORT

AGENDA

TO: CASA GRANDE BOARD OF ADJUSTMENT

FROM: Laura Blakeman, City Planner

MEETING DATE: April 11, 2017

REQUEST

A. **DSA-17-00038: Request by George Orona**, 1317 E. Martha Drive, Casa Grande AZ, for a Temporary Use Permit to operate La Cocina Food Truck Court & Festival located at 280 E. 3rd Street.

APPLICANT/OWNER

George Orona 1317 E. Martha Drive Casa Grande, AZ 85122 P: 480-266-7971 Email: georgeorona@aol.com	Same as applicant
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HISTORY

March 5, 1915: The site was incorporated with the official incorporation of the City.

November 16, 1987: The site received official zoning of B-3 (Central Business) with the adoption of the zoning Ordinance and Zoning Map.

PROJECT DESCRIPTION	
Site Area	.26 acres
Zoning	B-3 (Central Business)
General Plan Designation	<i>Community Center</i>

Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Community Center</i>	B-3 (Central Business)	Reed Mashore Park

South	<i>Community Center</i>	B-3	Arizona Water Company
East	<i>Community Center</i>	B-3	Pinal Hispanic Council
West	<i>Community Center</i>	B-3	Fagerburg's Wheel Alignment

SITE AERIAL



Overview

The owners, George and Esmeralda Orona purchased the property in June of 2015. In December of 2015, the owners applied for a Temporary Use Permit to operate Feli's Y Sol Food Truck at the site. Sometime after the food truck was in operation, the owners started a food truck court and festival at this location to determine the viability of operating the "La Cocina Food Truck Festival". The festival offers a place for people to congregate in an outdoor setting providing tables and chairs, a variety of food vendors and an entertainment stage for live music.

Upon discovering that construction was commencing on the site,



Code Enforcement issued a stop work order and informed the owners to visit with Staff to determine the requirements for operating a food truck court and festival.

According to City Code 17.68.210.I, a Temporary Use Permit may be granted for “other uses deemed to be within the intent and purpose of this section” with the approval of the Board of Adjustment. Some examples of other temporary uses that are approved administratively are as follows:

- Christmas tree sales;
- Carnivals, circuses, special events of not over seventy-two consecutive hours;
- Garage sales (limited to sixty consecutive hours);
- Parking and storage of earth moving or construction equipment;
- Storage of materials incidental to the carrying on of a public works project, subdivision or construction project;
- Tent revival meetings;
- Tract home or lot sales office;
- Construction - garage or shed for subdivision construction;

Based on the fact that the site is being proposed as an “interim” land use for the food truck court and festival, Staff finds that the Food Truck Court/Festival would be an appropriate land use that falls under the “other uses” of the Temporary Use category.

CONFORMANCE WITH TEMPORARY USE PERMIT REQUIREMENTS 17.68.210

In accordance with Section 17.68.210 of the Zoning Code, such uses shall be conducted so that they will not be detrimental in any way to the surrounding properties or to the community.

The food truck court would be open Monday through Sunday from 8 a.m. to 9:30 p.m. and the Festival Nights would be held on the 1st and 3rd Friday of the month starting September – April from 5:30 p.m. – 9:30 p.m.

The proposed site is located in the B-3 (Central Business) Zoning District; the proposed food truck court and festival would be an appropriate land use for the B-3 Zoning District, as the zoning district is intended to provide goods and services on a community scale.

The site is situated on the corner of two streets (Picacho and 3rd St.) with the Reed Mashore Park to the north and the site is surrounded by businesses. The majority of the businesses in the immediate area close down early evening and there shouldn't be any conflict with surrounding properties or parking, as on-street parking is available.

PUBLIC NOTIFICATION/COMMENTS

Notification

Staff sent out notices to property owners within 300 feet of the subject site.

Inquiries/Comments

City Staff has not received any comments on these requests.

STAFF RECOMMENDATION

Staff recommends the Board of Adjustment approve the Temporary Use Permit with the following conditions:

1. The Temporary Use Permit shall be good for 12 months and may be renewed annually. Said renewal may be administratively granted.
2. The food court shall be limited to no more than 6 mobile food truck vendors.
3. Food vendor trucks shall be spaced a minimum of 20 feet apart or other spacing requirements as required by the Fire Department.
4. All food vendors shall obtain a Mobile Food Vendor license from the Pinal County Health Department.
5. All mobile food trucks and tents/canopies shall comply with applicable fire codes.
6. All mobile food truck vendors must have self-contained utilities; the temporary connection to water, wastewater, gas or electric utilities from adjacent buildings/properties is prohibited.

7. Adequate refuse containers shall be provided in the food court which shall be kept in a clean and debris free condition.
8. Applicant shall contact city Sanitation Division to determine the type of solid waste service that is required for this use.
9. The food truck court hours shall be limited to 8 AM to 9:30 PM.
10. The Festival Nights shall be limited to the 1st and 3rd Fridays of each month and from hours of 5:30 PM to 9:30 PM.
11. Adequate portable bathroom facilities shall be provided that meet building and ADA code requirements.
12. Any future structures will require approval of a Minor Site Plan and Building Permit.
13. Any new lighting will require approval of an electrical permit.
14. Prior to operation of the food court a specific site plan shall be provided for Planning Staff approval that illustrates compliance with all conditions of approval.

Exhibits

A – Project Narrative

B – Conceptual Site Plan

Exhibit A – Project Narrative

Narrative

- Days and hours of operation
 - Monday to Sunday – 7 days
 - 0800 – 2130
 - Food Festival nights
 - 1st and 3rd Fridays of month →
September – April
 - 1730 – 2130
 - Vendor Requirements
 - 20' spacing between canopy configurations
 - No open flame cooking under canopies
 - 20' spacing for food trailers without fires suppression system
 - 10' spacing for food trailers with fire Suppression systems
 - Primary power needs to be self contained ie. Generators
 - Vendors are required to be Licensed and meet health code inspections.
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Narrative

- For food festival nights
 - Picnic tables are available
 - QTY-10
 - Entertainment will be available
 - Live band
 - Internet sourced music over speakers
 - Portable toilet is available and provided through the property owner via rental service
 - Perimeter lighting is provided
- Property status
 - Property will be cover using $\frac{1}{4}$ minus pea gravel to control dust
 - North side perimeter fence will be maintained and in place
 - 150 AMP Electrical service is presently installed (was there at the time of property purchase)
 - Electrical is used for the property owners food trailer
 - Presently there is no water on the property.

Exhibit B – Conceptual Site Plan

280 3rd street present state

