



Planning Commission Agenda Item

Date: August 10, 2022
Item No: 5.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Johanna Murphy

SUBJECT: **SUP-25-2022 MOBI MUNCH, INC. (Public Hearing).** Applicant: Chi Hang Tany. Request: A special use permit in an M-2 (General Industrial District) to allow a vehicle, boat, or recreational vehicles sales, and rental lot (outdoor). Location: 439 Rock Quarry Way. Ward 2. (For possible action).

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-10-310-014)

The applicant is requesting a special use permit to allow an outdoor vehicle, boat, or recreational vehicle sales, and rental lot. The property is located at 439 Rock Quarry Way. The site is approximately 1.89 acres in area. The applicant is requesting four (4) food truck rental display spaces and ten (10) vehicle storage spaces. The zoning designation for the site is M-2, General Industrial District and has a land use designation of Employment.

BACKGROUND INFORMATION:

Previous Action
Planning Commission approved a special use permit (UN-95-01) at the November 15, 2001 meeting to allow an outdoor propane storage tank in an M-2, General Industrial District.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Employment	M-2, General Industrial District	Joseph's Commissary
North	Employment	M-2, General Industrial District	Office/Warehouse
South	Employment	M-2, General Industrial District	Undeveloped
East	Employment	M-2, General Industrial District	Undeveloped
West	Employment	M-2, General Industrial District	Office/Warehouse

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS:

The applicant is requesting approval of a special use to allow an outdoor vehicle, boat, or recreational vehicle sales, and rental lot. Specifically, the applicant Mobi Munch, intends to display food trucks for rent on a 1.89-acre site located at 439 Rock Quarry Way. According to the applicant, there will be four (4) different style food trucks on display outside and up to ten (10) vehicles will be stored in the rear parking lot within the existing industrial development. The existing industrial building on site is a commissary kitchen for food trucks and the existing parking lot is also utilized for food truck storage. The applicant, Mobi Munch, will lease approximately 250 square feet within the existing building (9,559 square feet).

Access to the existing site is via one entrance from Rock Quarry Way. The parking requirement for the industrial building is 1 parking space per 750 square feet of industrial use (13 parking spaces) and 1 parking space per 500 square feet of accessory office use (2 spaces). The area where the food truck rental outdoor display

and food truck storage will be located has 94 parking spaces. This subject site has an abundance of parking and the proposed use should not negatively impact the on-site parking.

The commissary building was constructed in conformance with the Industrial Design Standards. The building has varying rooflines and the length of the walls were relieved with the use of color (beige and taupe) creating visual interest. The building has a coherent design on all sides.

Staff has no objections to the proposed use at this location. The proposed use is consistent with the M-2, General Industrial District zoning designation and the Employment land use designation. The use is compatible with the existing use (food truck commissary and food truck storage) and the surrounding neighborhood. Staff recommends approval subject to conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The outside display of vehicles shall be limited to no more than four (4) food trucks and outdoor storage of no more than ten (10) additional food trucks.

ATTACHMENTS:

Letter of Intent

Site Plan

Floor plan

Building Elevations

Clark County Assessor's Map

Location and Zoning Map