



Zoning Committee

REQUEST

Text amendment to Sections 2.201, 9.802, 9.804, 9.1002, 9.1004, 9.1102, 9.1104, 11.402 and Table 9.101.

**SUMMARY OF
PETITION**

The petition proposes to:

1. add a new definition for "commercial kitchen";
2. add "commercial kitchen" as a use by-right in the U-I (urban industrial), I-1 (light industrial), I-2 (general industrial), CC (commercial center), B-2 (general business) and B-D (distributive business) zoning districts; and
3. allow outdoor storage (parking of food trucks and trailers associated with a commercial kitchen) as an accessory use to a commercial kitchen by-right in the U-I (urban industrial), I-1 (light industrial), and I-2 (general industrial) zoning districts, and with prescribed conditions in the CC (commercial center), B-2 (general business), and B-D (distributive business) zoning districts.

PETITIONER

Dave Hegnauer

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with *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 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-1, 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.

Motion/Second: McClung / Wiggins

Yeas: Gussman, Ham, McClung, Nwasike, Watkins, and Wiggins

Nays: Spencer

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *Centers, Corridors and Wedges Growth Framework* recommendation for broadening the economy to include emerging industries.

There was no further discussion of this petition.

MINORITY OPINION

The staff recommendation to modify the text amendment to not allow outdoor storage in the commercial center (CC) zoning district should be included in the final version of the text amendment.

PLANNER

Sandra Montgomery (704) 336-5722