

8/15/2023 at 8am-10am - Food Truck Court Meeting 1 Summary

The meeting addresses various aspects of the proposed code amendments to allow for Food Truck Courts in the Unified Development Code. The meeting seeks feedback from food truck operators and stakeholders regarding the proposed definition and regulations for food truck courts and how the amendments will affect food truck operations and customer experiences.

Proposed Food Court Definition

Food Court: A unified establishment which serves food consumption on or off premises for multiple eateries or vendors. Food Courts may be developed to include any combination of indoor or outdoor operations.

Key use specific standards:

- Outdoor activities allowed, loudspeakers or music prohibited within 600-feet or residentially zoned property
- Retail sales permitted but not to exceed 50% of vendor stalls
- Must have permanent power pedestals and central grease interceptor
- Outdoor generators are prohibited
- Hours of operation are limited to 7am-10pm
- Permanent or temporary accessible restrooms are required
- 1 parking space per vendor required + 1/100 sqft for designated outdoor seating area
- A dust-proof surface may be permitted as exceptions to the standard requirements
- Additional landscaping is not required if within an existing developed site
- If permanent paving is not provided, then landscaping and stormwater retention and detention standards do not apply.

Meeting Highlights

- The distinction between permanent and temporary food truck court spaces and their associated regulations.
- The discussion about the required spacing for vendor parking and restrooms.
- The discussion about permanent power and grease interceptors in food truck courts.
- Consideration of commissaries and their role in food truck operations.
- Parking concerns and potential issues if under-parked in certain locations, specifically near neighborhoods.
- Concerns about alcohol access near food truck courts and potential issues related to alcohol consumption at the food truck courts.

Comments and Questions taken during meeting

- What if your food court is temporary once a week for a year, do you still need permanent power and grease interceptors.

Attachment B – Summary August 15, 2023 Stakeholder Meeting

This proposed amendment is for permanent food courts. Something temporary could be a special event permit.

- I've got a question on the outdoor activities allowed within 600 feet of residential zoned property. Will alcohol and live music be allowed? There's a proposed food court less than 600 feet from a trailer park. What is the designation of that land?

The land needs to be residentially zoned for the 600-foot separation.

- May I ask about commissaries? Would it be an onsite commissary or an offsite one and then bringing the food in? Commissary space is limited in town.

An onsite or offsite commissary could be utilized for the food truck court.

- What was the approval process for the food court at the Tanque Verde Swap Meet?

Comida Park is located in unincorporated Pima County and not regulated by City of Tucson.

- Is there a foreseen issue with electrical power hook ups to the food truck? Is there a standard for electrical hook up? Generator use vs permanent use?

Food truck could be generator ran or directly to power. Food truck typically have both options for the flexibility.

Health department requires food trucks to be completely self contained.

- Sewer connections are important utility for food trucks to have access to.

This was observed at the Tanque Verde Swap Meet.

- Commissary will have grease interceptors required so why should the food truck court require them.

Further research and information gathering will take place.

- Would the food courts also provide a potable water source as well as a sewer connection?

That is not currently added in the code amendment but will be something that can be looked at.

- I was concerned with parking situation. Proposed on grant road is a major thoroughfare, for a site where are the people going to park coming to use the food trucks. Are they going to park in the neighborhood or on the other side of the thoroughfare? Standards currently put forward will limit the parking on site.

The intention of the parking standard is to make sure the site is adequately parked. 1/100SQFT ratio may be relooked at but should be similar to restaurant use. The development package will set the parking at the new ROW and this will ensure parking is adequate and not reduced at a later date.

- Is the nature of this meeting to control all food truck popping up in Tucson or will the City develop permanent locations for food trucks.

Try to do here is create the framework for food courts to be developed in compliment with the peddlers permit process. This is not for the City to create for the private sector to be able to create a food court.

- Pima County fairgrounds was the last food court I was a part of. Too be successful a food truck owner will want food production to continue. A connection at the food truck location to release sewer waste is essential. If waste is full on the truck they will release on site to ensure business can continue and waste will be on the ground.
- I can't imagine that they're going to have a liquor license on site, however. Again, just looking to the future, there's a small store right across directly across the street from this location. Who will regulate the potential of consumption on site at the food court?

Alcohol is regulate by the state. The code amendment can regulate the hours of operation and other zoning regulations.

- Do you have a list of food courts in Tucson

There are some food courts in Pima County, outside of the City. There is not a formal list.

- If you own a property and want to do a food truck court can you located your food truck on it.

Yes, it is ok to place yuour food truck on your commercial zoned property.

- There would be a contract between the food truck owner and landload?

That is dependent on the agreement made. A health department permit is required.

- Are we talking about a hard zoning, use permit to allow for the use? If I have a commercial lot can I put a food truck on it.

A development plan will be required to be submitted to start the application process.

Questions received via Email

- If we have our own property and have all the permits in order, are we allowed to place our food truck there vs the Food Tuck Court Community. It is not a residential area.
- Is the Food Truck Court Community just a proposal or a done deal? What is the main objective of this new proposal?
- What is capacity of this new location, since there are many food trucks around Tucson. What guarantee do we have to have a spot with out any issues/ complications.
- Do we need to pay for the lot that we will be using and will that be a permanent area. Or is it a first come, first served deal?
- How will this affect the flow of traffic for residents living around that area.