



Planning Commission Agenda Item

Date: June 08, 2022

Item No: 11.

TO: Planning Commission

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

SUBJECT: SUP-16-2022 MOBILITYWORKS (Public Hearing). Applicant: WMK, LLC. an Ohio Limited Liability Company, dba Mobility Works 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: 3575 West Cheyenne Avenue, Suite 105. Ward 2.

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-17-101-005)

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 3575 West Cheyenne Avenue, Suite 105. The site is approximately 4.77 acres. The applicant is requesting fifteen (15) wheelchair van outdoor display spaces and twenty (20) vehicle storage spaces. The zoning designation for the site is M-2, General Industrial District and has a land use designation on Mixed-Use Employment.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Employment/	M-2, General Industrial District	Office/Warehouse
North	Mixed-Use Employment	PUD, Planned Unit Development District	Undeveloped and Office/Warehouse
South	Public/Semi-Public	M-2, General Industrial District	North Las Vegas Airport
East	Mixed-Use Employment	M-2, General Industrial District	Office/Warehouse
West	Mixed-Use Employment	M-2, General Industrial District	Undeveloped and 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 Mobility Works, intends to display wheelchair vans for sale on a 4.77-acre site located at 3575 West Cheyenne Avenue, Suite 105 in the Cheyenne Airport Center. Fifteen (15) wheelchair vans outside along Cheyenne Avenue will be displayed and twenty (20) vehicles will be stored in the rear parking lot within the existing industrial complex. The outdoor display for the vehicle sales is in conjunction with an existing service performed by Mobility Works outfitting vehicles with wheelchair lifts and other accessories. The existing services are performed within the building.

The subject site is a portion of a large industrial complex, Cheyenne Airport Center, which includes six (6) existing buildings and an undeveloped parcel for a future building.

The portion of the site designated for vehicle sales has two (2) existing buildings with a combined square footage of 66,260 square feet. The applicant, Mobility Works, leases approximately 8,290 square feet within the western building (33,130 square feet).

Access to the existing site is via multiple curb cuts along Cheyenne Avenue into the Cheyenne Airport Center industrial complex. The parking requirement for the industrial complex is 1 parking space per 1,000 square feet of industrial use and 1 parking space per 500 square feet of accessory office use. The area where the vehicle sales outdoor display will be located has 264 parking spaces for the 66,260 square feet of industrial buildings. This industrial complex has an abundance of parking and the proposed use should not negatively impact the on-site parking.

The Cheyenne Airport Center was constructed in conformance with the Industrial Design Standards. The buildings have varying rooflines and the length of the walls were relieved with the use of color and wall plane changes creating visual interest. The buildings have a coherent design on all sides. The site's perimeter, foundation and parking lot landscaping is well maintained.

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 Mixed-Use Employment land use designation. The use is compatible with the existing uses of the industrial complex 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 fifteen (15) vehicles, and shall be limited to wheelchair vans/minivans.

ATTACHMENTS:

Letter of Intent

Site Plan

Parking Exhibit

Building Elevations

Clark County Assessor's Map

Location and Zoning Map