

ORDINANCE NO. 3716  
(ZCA-2020005502 – West Henderson Hospital)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, AMENDING ORDINANCE NO. 2870, THE ZONING MAP, TO RECLASSIFY CERTAIN REAL PROPERTY WITHIN THE CITY LIMITS OF THE CITY, DESCRIBED AS A PORTION OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D. & M., CLARK COUNTY, NEVADA, ON 40.0 ACRES LOCATED AT THE SOUTHWEST CORNER OF ST. ROSE PARKWAY AND RAIDERS WAY, IN THE WEST HENDERSON PLANNING AREA, FROM IP (INDUSTRIAL PARK) TO PS-MP (PUBLIC/SEMIPUBLIC WITH MASTER PLAN OVERLAY) TO ALLOW A 40-ACRE MASTER PLAN WITH DEVELOPMENT STANDARDS, INCLUDING APPROVAL OF SEVERAL PUBLIC/INSTITUTIONAL AND COMMERCIAL USES, ASSOCIATED WITH A HOSPITAL/MEDICAL CAMPUS THAT ARE NOT GENERALLY PERMITTED IN A PS ZONE.

WHEREAS, the City Council of the City of Henderson, Nevada, on August 4, 2020, committed to the rezoning of certain real property totaling 40.0 acres, more or less, located in a portion of Section 3, Township 23 South, Range 61 East, at the southwest corner of St. Rose Parkway and Raiders Way, from IP (Industrial Park) to PS-MP (Public/Semipublic with Master Plan Overlay) to allow a 40-acre Master Plan with development standards, including approval of several Public/Institutional and Commercial uses, associated with a hospital/medical campus that are not generally permitted in a PS zone; and

WHEREAS, Valley Health Systems, LLC, has made application for a zone change; and

WHEREAS, the City Council finds that all of the following criteria have been met:

- A. The proposal is consistent with the Comprehensive Plan.
- B. The planned development addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes of this Code and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include, but are not limited to: improvements in common open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or increased choice of living and housing environments.
- C. The planned development complies with the applicable standards of Section 19.4.4, Master Plan Development Overlay.
- D. The proposal mitigates any potential significant adverse impacts to the maximum practical extent.
- E. Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development.

- F. The same development could not be accomplished through the use of other techniques, such as rezonings, variances, or administrative adjustments.

NOW, THEREFORE, the City Council of the City of Henderson, Nevada, does ordain:

SECTION 1. Ordinance No. 2870 of the City of Henderson, Nevada, entitled "Zoning Map adopted" is hereby amended as follows:

The Zoning Map, adopted by reference as an integral part of the title that outlines and defines the various zoning districts that are described in detail and that indicate which land uses are permitted and which are prohibited, shall be amended to reclassify certain real property within the City limits of the City of Henderson, Nevada, as more particularly described below and as depicted in Exhibit A attached hereto, consisting of one page:

PARCEL 1 OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 125 OF PARCEL MAPS, PAGE 19, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA SITUATED IN THE WEST HALF (W ½) OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA.

Containing 40.0 acres, more or less, from IP (Industrial Park) to PS-MP (Public/Semipublic with Master Plan Overlay) to allow a 40-acre Master Plan with development standards, including approval of several Public/Institutional and Commercial uses, associated with a hospital/medical campus that are not generally permitted in a PS zone.

SECTION 2. That the above-described amendment to the zoning map is subject to the following conditions:

**PUBLIC WORKS CONDITION**

1. The acceptance or approval of this item does not authorize or entitle the applicant to construct the project referred to in such application or to receive further development approvals, grading permits or building permits, nor does it infer approval for final lot configuration, geometry, or roadway layout.

COMMUNITY DEVELOPMENT PLANNING SERVICES CONDITIONS

2. Approval of this application requires the applicant to comply with all Code requirements not specifically listed as a condition of approval but required by the West Henderson Medical Campus Design Standards, Title 19 of the Henderson Municipal Code, all development plans and exhibits presented and amended as part of the final approval, and compliance with all additional items required to fulfill conditions of approval.
3. The applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alternation" with the FAA.
4. The applicant shall continue to work with staff to determine the appropriate landscaping surface improvements to be installed, if any, to the Pitman Wash Hydraulic Structure area in the south corner of the site.
5. In addition to use classifications already permitted in Title 19 for the PS zone, the following additional use classifications are permitted by right as noted within the West Henderson Medical Campus Design Standards for the requested PS-MP zoning district:
  - o Hospital
  - o Heliport with helipad site and minimum 600' distance to residential zoning district
  - o Medical and Professional Office
  - o Hazardous Material Storage (diesel fuel and medical gases)
6. The approval of the PS-MP zoning district with the West Henderson Medical Campus Design Standards, shall be the governing document for this development. Where the Design Standards are silent on a standard, Title 19 development code shall be used.
7. Frontage landscaping, along both St. Rose Parkway and Raiders Way, is to exceed Development Code standards, with increased tree density, berms, and other landscaping material to ensure proper screening of the parking areas, and enhance the street views, with final determination through the Design Review and building permit process.

8. Approval of the West Henderson Medical Campus Design Standards shall include Waivers/Modifications to the Development Code standards:
  - o Reduction of the MP (Master Plan Overlay Zone) to 40 acres
  - o Reduction to Bicycle parking ratios
  - o Flexibility on Building Organization and Placement
  - o Increased Lot Coverage
  - o Establish required Setbacks
  - o Removal of required landscape diamonds and plantings within the storm drain easement and heliport flight path area; and
  - o Location and capacities for Hazardous Material Storage of diesel fuel and medical gases are to be approved by City staff as part of a Design Review, and must meet all Fire Code standards.
9. Future Parking Garage structures are to have treatments (enhancements) consistent with all four sides of each structure, matching or similar to the design theme of the medical campus. Parking Garage along St. Rose Parkway must maintain a minimum setback of 35 feet.

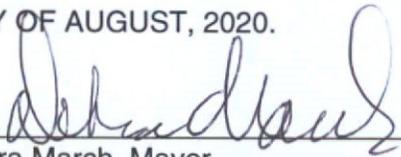
SECTION 3. If any section, subsection, sentence, clause, phrase, provision or portion of this Ordinance, or the application thereof to any person or circumstances, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or provisions of this Ordinance or their applicability to distinguishable situations or circumstances.

SECTION 4. All ordinances, or parts of ordinances, sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Henderson, Nevada, in conflict herewith are repealed and replaced as appropriate.

SECTION 5. A copy of this Ordinance shall be filed with the office of the City Clerk, and notice of such filing shall be published once by title in the Las Vegas Review-Journal, a newspaper having general circulation in the City of Henderson, at least ten (10) days prior to the adoption of said Ordinance (Initial Publication). Following adoption by the City Council, this Ordinance shall be published by title together with the names of the Council members voting for or against passage (Final Publication). This Ordinance is scheduled for Final Publication on August 21, 2020, in the Las Vegas Review-Journal, at which time it will become effective.

PASSED, ADOPTED, AND APPROVED THIS 18<sup>TH</sup> DAY OF AUGUST, 2020.



  
Debra March, Mayor

ATTEST:

  
Stacey Brownfield, MMC, Asst City Clerk

The above and foregoing Ordinance was first proposed and read in title to the City Council on August 4, 2020, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

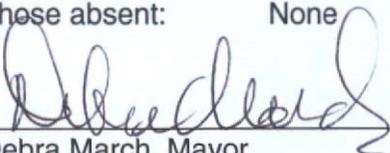
Thereafter on August 18, 2020, said Committee reported favorably on the Ordinance and forwarded it to the Regular Meeting with a do-pass recommendation. At the Regular Meeting of the Henderson City Council held August 18, 2020, the Ordinance was read in title and adopted by the following roll call vote:

Those voting aye:

Debra March, Mayor  
Councilmembers:  
John F. Marz  
Michelle Romero  
Dan K. Shaw  
Dan H. Stewart

Those voting nay: None  
Those abstaining: None  
Those absent: None



  
Debra March, Mayor

ATTEST:

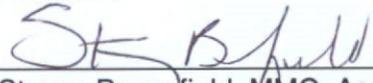
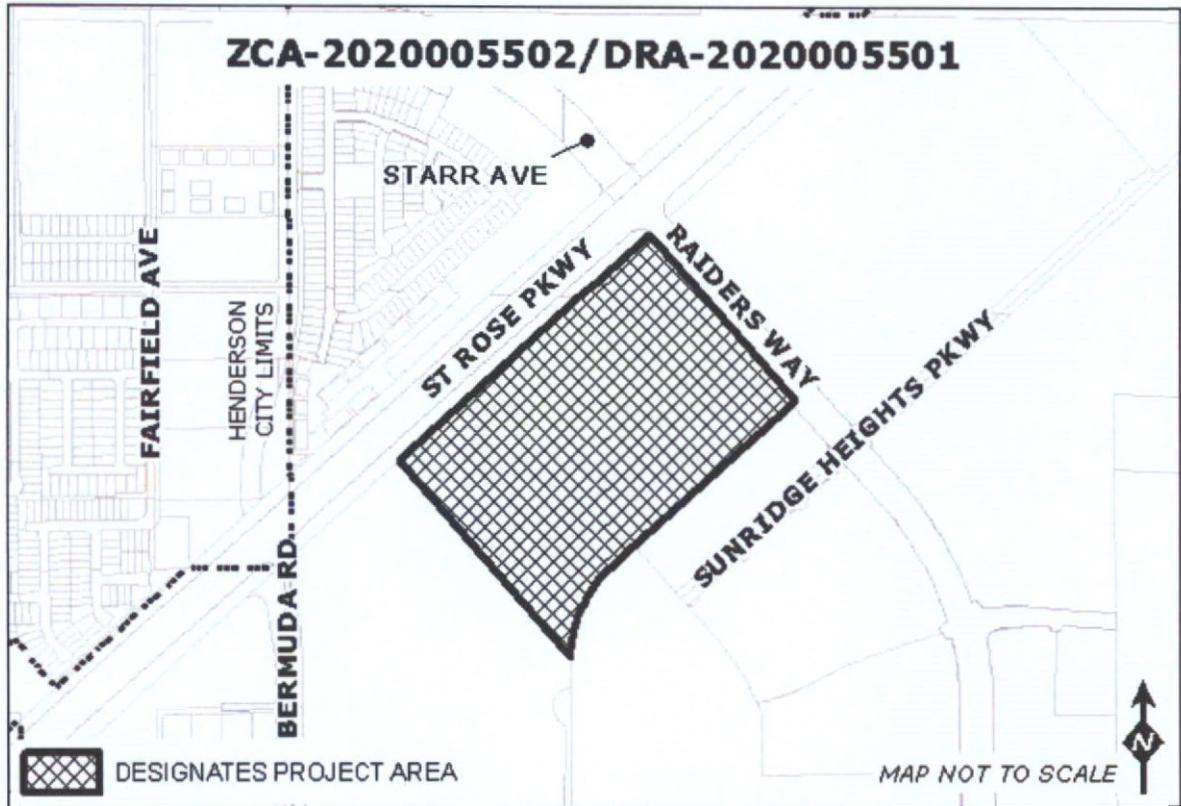
  
Stacey Brownfield, MMC, Asst City Clerk

EXHIBIT A  
ZCA-2020005502 – West Henderson Hospital



Editor's Note: Pursuant to City Charter Section 2.090(3), language to be omitted is red and enclosed in [brackets], and language proposed to be added is in blue italics and underlined.