

RESOLUTION NO 4203
(CPA-15-500344 – West Henderson Plan Update – Page 3-18)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON,
NEVADA, TO AMEND THE CITY OF HENDERSON COMPREHENSIVE
PLAN'S GENERAL TEXT REQUIREMENTS FOR EMPLOYMENT CENTER
(EC) LAND USE CATEGORY IN THE WEST HENDERSON LAND USE
PLAN

WHEREAS, the City of Henderson has made application to amend the West Henderson Land Use Plan, Page 3-18, to amend the general text requirements for Employment Center (EC) Land Use category in the West Henderson Land Use Plan, as depicted in Exhibit A attached hereto, consisting of one page, and

WHEREAS, the City of Henderson adopted the West Henderson Land Use Plan Update in December 2014, and

WHEREAS, it is essential to amend the West Henderson Land Use Plan Update to allow the Employment Center land use to remain in place as adopted by City Council, and

WHEREAS, in accordance with Nevada Revised Statutes, the City of Henderson, Nevada, has deemed it necessary to amend the West Henderson Plan Update, which, if implemented, would affect territory within Henderson's jurisdiction, and

WHEREAS, the Henderson Planning Commission has conducted the appropriate public hearing, received public comment, duly deliberated the proposal, and recommends approval of the West Henderson Plan Update, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada, that the Comprehensive Plan be amended and the West Henderson Plan Update to Page 3-18 be approved

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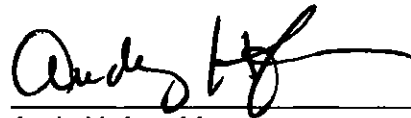
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PASSED, ADOPTED, AND APPROVED THIS 17TH DAY OF NOVEMBER, 2015, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL

Those voting aye Andy Hafen, Mayor
 Councilmembers
 Sam Bateman
 Debra March
 John F. Marz
 Gerri Schroder

Those voting nay None
Those abstaining None
Those absent None



Andy Hafen, Mayor

ATTEST



Sabrina Mercadante, MMC, City Clerk



Employment Centers

The Employment Centers are primarily intended as job generators. Employment Centers provide an intense workplace that serves both the City and the larger region. They are intended for businesses that would benefit from proximity to the Urban Centers and the Henderson Executive Airport, as well as the local and regional transportation network. This West Henderson location is extremely accessible as it is served not only by I-15, but also by a proposed BRT route providing convenient connections within and outside the area.

The Employment Centers, while predominately office-based, should also accommodate a variety of land uses to promote employment opportunities including low-impact manufacturing, warehousing, flex space, light industrial uses, research and development, small-scale energy production or transmission, civic services and other similar uses. Secondary uses that support the primary use and do not detract from the area’s ability to serve as a primary employment base should be considered when appropriately located and designed. Examples include large-format commercial uses that may not fit in neighborhood, community or urban centers. Supporting medium to high density housing such as workforce housing and apartments may be considered when designed in a manner compatible with an industrial area, when located in areas that do not conflict with noise attenuation zones, and when impacts with trucking, aviation and other industrial uses are mitigated. Residential uses would only be appropriate when adjacent to existing or planned residential areas in order to provide access to needed neighborhood services.

General Requirements for Employment Centers

Requirement	Minimum	Maximum
Place Type Size	20 acres	N/A
Planned Transit Services	Transit center with local & regional connections	N/A
Principal Building Height	1 story	Unlimited
Lot Width & Depth	N/A	N/A
Floor Area Ratio	1.0	2.5
Residential Density	20 units per gross acre*	Unlimited

**A 300' buffer with a minimum zoning classification of RM-10 may be allowed when necessary to act as a transition to adjacent planned or zoned lower density developments as of adoption of this plan.*

A maximum 660-foot buffer (measured from the lower-density residential) with a minimum zoning classification of RM-10 may be allowed when necessary to act as a transition to adjacent zoned lower-density parcels (as of the adoption of this plan). The 660-foot buffer may not extend beyond the nearest existing or future right-of-way with a 60-foot width or greater.