

RESOLUTION NO. 4256
(CPA-16-500499 – West Henderson Plan – Amendment to Employment Center)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, TO AMEND THE LAND USE POLICY PLAN OF THE CITY OF HENDERSON COMPREHENSIVE PLAN FOR THE PURPOSE OF MODIFYING THE WEST HENDERSON LAND USE PLAN, CHAPTER 3, PAGES 3-18 AND 3-34, TO ELIMINATE RESIDENTIAL USES IN THE EMPLOYMENT CENTER LAND USE DESIGNATION BY REMOVING THE MINIMUM RESIDENTIAL DENSITY STANDARD AND EXCLUDING RESIDENTIAL AND MIXED-USE ZONING DISTRICTS FROM THE EMPLOYMENT CENTER LAND USE DESIGNATION.

WHEREAS, Community Development and Services has made application to amend the Comprehensive Plan to modify the West Henderson Land Use Plan, Chapter 3, pages 3-18 and 3-34, to eliminate residential uses in the Employment Center Land Use designation by removing the minimum residential density standard and excluding residential and mixed-use zoning districts from the Employment Center Land Use Designation, as depicted in Exhibit A attached hereto, consisting of two pages; 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 Plan to remove the residential density requirements in the EC Land Use, and to remove the following zoning categories from the EC Land Use: MN (Neighborhood Mixed-Use), MC (Corridor/Community Mixed-Use), MR (Regional Mixed-Use), RH-24 (High Density Residential), and RH-36 (High Density Residential); and

WHEREAS, in accordance with Nevada Revised Statutes, the City of Henderson, Nevada, has deemed it necessary to amend the West Henderson Plan, 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 to amendment; 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 Chapter 3, pages 3-18 and 3-34, to eliminate residential uses in the Employment Center Land Use designation by removing the minimum residential density standard and excluding residential and mixed-use zoning districts from the Employment Center Land Use Designation, be approved.

PASSED, ADOPTED, AND APPROVED THIS 6TH DAY OF JUNE, 2017, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye: Andy Hafen, Mayor
 Councilmembers:
 Debra March
 John F. Marz
 Gerri Schroder
 Dan H. Stewart

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

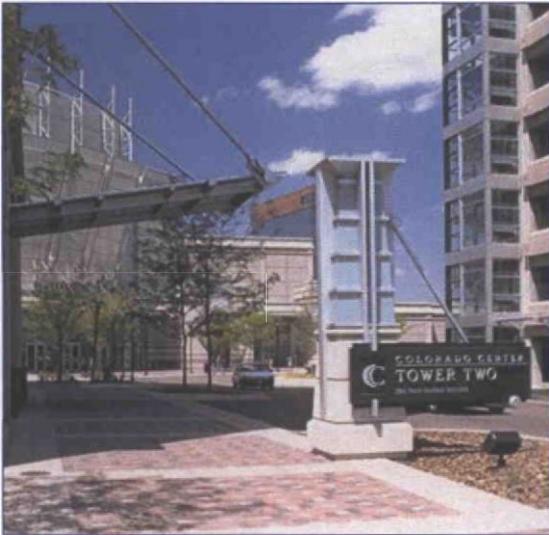


Andy Hafen, Mayor

ATTEST:


Sabrina Mercadante, MMC, City Clerk

EXHIBIT A



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 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.]*

LAND USE PLAN

| Land Use Category | Zoning Districts | Uses | Characteristics & Location |
|---|---|---|--|
| Urban Center <i>(existing categories TC, TOD, and PS)</i> | CT (Tourist Commercial) CC (Community Commercial) MC (Corridor/Community Mixed-Use) MR (Regional Mixed-Use) RH-36 (High Density Residential) PS (Public and Semipublic) | Primary: Regionally-oriented commercial and entertainment uses; multi-family residential and mixed-use developments Secondary: Trails, parks, and other public facilities | Major urban-scale commercial and employment cores oriented around transit service that contain a diverse mix of commercial, office, residential, and civic uses. Future convention, conference, cultural, entertainment, and resort facilities should be located within the Urban Centers. |
| Employment Center <i>(existing categories BI, COM, HDR, and PS)</i> | IP (Industrial Park) IL (Light Industrial) IG (General Industrial) CC (Community Commercial) CO (Commercial Office) CN (Neighborhood Commercial) MN (Neighborhood Mixed-Use) MC (Corridor/Community Mixed-Use) MR (Regional Mixed-Use) RH-24 (High-Density Residential) RH-36 (High-Density Residential)] PS (Public and Semipublic) | Primary: Office, flex space, light industrial, light warehousing, manufacturing, and business parks. Secondary: Supporting retail [and] residential, open space, trails, and other public facilities. | This designation serves as the city's future job base, and should be located to capitalize on transportation and transit infrastructure. [With less intense uses, residential should be included, allowing for workforce housing in conjunction with supporting retail uses.] The Employment Centers are primarily intended as job generators, including office, commercial, industrial, flex space, and supporting uses. [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.] |