

RESOLUTION NO 4200
(CPA-15-500290 – West Henderson Plan Update – Chapter 3)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON,
NEVADA, TO AMEND THE CITY OF HENDERSON COMPREHENSIVE
PLAN FOR THE PURPOSE OF MODIFYING THE WEST HENDERSON
LAND USE PLAN, CHAPTER 3, TO PROVIDE CLARIFICATION AND TO
IDENTIFY ADDITIONAL ZONING DISTRICTS PERMITTED WITHIN
NEIGHBORHOOD TYPE 3 AND NEIGHBORHOOD TYPE 4

- WHEREAS, the City of Henderson has made application to amend the West Henderson Land Use Plan, Chapter 3, to add MC (Corridor/Community Mixed-Use), MN (Neighborhood Mixed-Use), and CN (Neighborhood Commercial) zoning districts to the supported zoning districts for the Neighborhood Type 3 land use designation, and to add MC (Corridor/Community Mixed-Use) and MN (Neighborhood Mixed-Use) zoning districts to the supported zoning districts for the Neighborhood Type 4 land use designation, 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 provide clarification and to identify additional zoning districts permitted within Neighborhood Type 3 and Neighborhood Type 4, 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 Chapter 3 be approved

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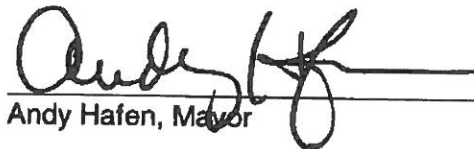
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PASSED, ADOPTED, AND APPROVED THIS 6TH DAY OF OCTOBER, 2015, BY THE
FOLLOWING ROLL-CALL VOTE OF COUNCIL

Those voting aye	Andy Hafen, Mayor Councilmembers Sam Bateman Debra March John F. Marz Gerri Schroder
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Those voting nay	None
Those abstaining	None
Those absent	None



Andy Hafen, Mayor

ATTEST



Sabrina Mercadante, MMC, City Clerk

Exhibit A

WEST HENDERSON LAND USE PLAN UPDATE

Land Use Category	Zoning Districts	Uses	Characteristics & Location
Neighborhood Type 3 <i>(from existing categories LDR and MDR)</i>	RS-8 (Single-Family Residential) RM-10 (Medium-Density Residential) RM-16 (Medium-Density Residential) RMH (Mobile Home Residential) PS (Public & Semipublic) <u>CN (Neighborhood Commercial)</u> <u>MC (Corridor / Community Mixed-Use)</u> <u>MN (Neighborhood Mixed Use)</u>	Primary: Single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes and apartments Secondary: Complementary uses include parks and recreation amenities Neighborhood-based commercial activity, places of worship, schools, senior housing facilities and other civic uses could also be located along nearby arterial and collector streets Density 8 - 16 units per gross acre depending on zoning category	Appropriate locations for this type of development can be found near more urban areas with activity centers Landscaped open space should be provided for residents <u>Neighborhood serving commercial may be permitted as part of a master plan that includes a larger, connected mixed-use development plan</u>
Neighborhood Type 4 <i>(from existing categories MDR and HDR)</i>	RM-16 (Medium-Density Residential) RH-24 (High-Density Residential) RH-36 (High-Density Residential) PS (Public & Semipublic) <u>MC (Corridor / Community Mixed-Use)</u> <u>MN (Neighborhood Mixed Use)</u>	Primary: Cluster housing, duplexes, townhouses, condominiums apartments, and other multifamily residences Secondary: Open space, trails, schools, places of worship, and other public facilities Density 16 - 36 units per gross acre depending on zoning category	High Density Residential should be located in and around urban settings that provide non-residential services to the residents They are generally found in areas that offer mobility, including along collector or arterial streets or near transit centers Private recreational facilities should be provided in the project, such as, swimming pools, tot lots, and landscaped open space <u>Neighborhood serving commercial may be permitted as part of a master plan that includes a larger, connected mixed-use development plan</u>