



**LIMITED TRANSITION AREA**  
 Mayor and Council Workshop  
 May 26, 2010

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**Background / Progress Report**

- February 2009: First Meeting of the LTA Interdepartmental Team
- March 2009: President Obama signs the Omnibus Public Land Management Act of 2009
- March – April 2009: Internal Stakeholder Interviews
- May 2009 – External Stakeholder Meetings

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**LTA Interdepartmental Team**

NAME	DEPARTMENT
Bob Cooper (Team Lead) and Jeff Leake	Economic Development/Redevelopment
Santana Garcia and Kathy Blaha	City Manager's Office
Stephanie Garcia-Vause, L. Tracy Foutz, Michael N. Johnson, Gloria Elder, Jason Rogers	Community Development
Elizabeth Quillin and Dave Norris	City Attorney's Office
Fulton Cochran	Building and Fire Safety
Bob Murnane, Robert Herr, Wendy Anderson, Mary Baer, Scott Jarvis, Michael Kidd	Public Works
Tony Ventimiglia and Chris Erb	Utility Services

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### Goals

- Conveyance – City Attorney’s Office
- Land Use Plan – Community Development
- Due Diligence – Public Works and Utility Services

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### Proposed Land Use

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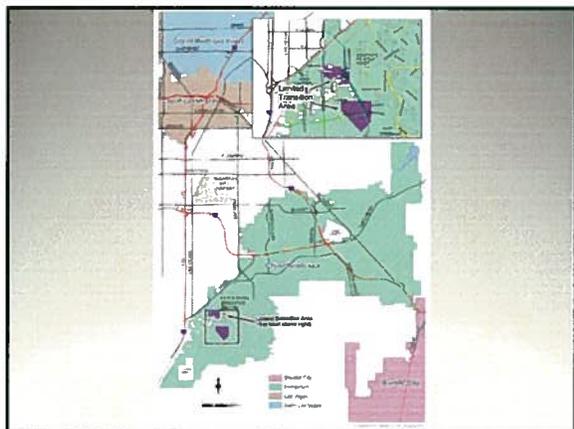
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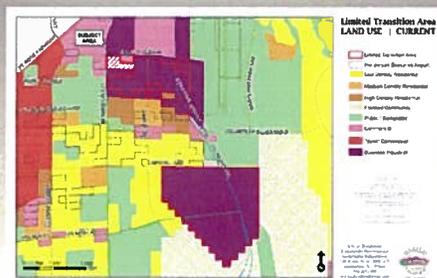
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### Comprehensive Plan Amendment (Current)



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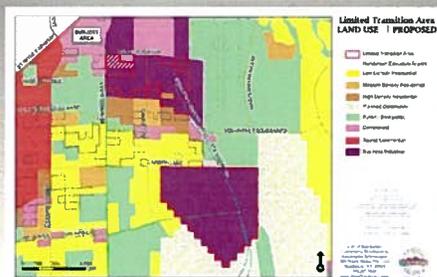
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### Comprehensive Plan Amendment (Proposed)



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**To Achieve this Guiding Principle**

The City will:

- Promote a diverse mix of businesses uses.
- Promote the use of public transportation throughout the LTA.
- Encourage the utilization of sustainable design practices.

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**Guiding Principles**

- The Limited Transition Area will become the premier employment and business center in the Intermountain West. The LTA will not only serve the residents of southern Nevada, but will become a hub for business travel throughout the southwestern United States.

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**To Achieve this Guiding Principle**

The City will:

- Work to attract businesses that support the overall mission of the Henderson Executive Airport.
- Work with businesses to foster economic growth and job creation.
- Continue with the Clark County Department of Aviation to encourage travel through the Henderson Executive Airport and to minimize impacts to surrounding neighborhoods to the maximum extent practicable.

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### Guiding Principles

- There will be a seamless interface between the Limited Transition Area and surrounding communities by integrating balanced and cohesive uses.




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### To Achieve this Guiding Principle

The City will:

- Develop a Master Plan Overlay and Design Guidelines that promote varied, high quality architecture site design.
- Promote the establishment of more intense uses away from existing future residential development.
- Incorporate drought tolerant landscaping and trails into the overall design.

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### Themes

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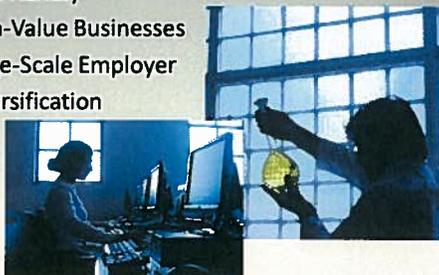
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### Job Creation

- Tax-Friendly
- High-Value Businesses
- Large-Scale Employer
- Diversification



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### Flexible Yet Prescriptive

- Conditional Uses
- No Site Specificity



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### Supports the Henderson Executive Airport

- Northern LTA
- Corporate Campus



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### Transitions to Residential

- Require that intensive uses be located toward the center of the LTA, away from adjacent residences.
- Require the incorporation of landscape buffers.
- Development located adjacent to residential uses shall comply with the Residential Compatibility Standards of the Henderson Development Code.




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### Does the Plan Match the Vision?

1. Are you comfortable with the direction given in the land use plan? Why?
2. Is the plan flexible enough to allow the City to recruit a myriad of potential businesses? Why?




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### Economic Development

Options

1. Status Quo / Reactive
2. Proactive Marketing and Branding Program
  - Developers (Local / West Coast)
  - Companies (Target Large Users)
3. Aggressive Marketing Program
  - National Developers
  - Nationwide / International Companies

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