



CHAPTER 1:
The Importance of West Henderson



INTRODUCTION

The area referred to as West Henderson encompasses mostly vacant land and is generally bounded by Las Vegas Boulevard to the west, St. Rose Parkway to the north, the master-planned communities of Seven Hills and Anthem to the east, and the Sloan Canyon National Conservation Area to the south.

The land use plan for the area was last amended as a whole in 2008 after 3,500 acres of Bureau of Land Management (BLM) land was annexed into the City in late 2006. The West Henderson area is largely comprised of BLM property with pockets of private properties.

Since the last major land use plan amendment in 2008, the economic and development climate changed significantly. Major projects have evolved and newly proposed projects have altered plans. In an effort to proactively shape one of the most important growth areas of the City, an update is being conducted to reflect current market conditions, and create an environment supportive of growth, quality of life, and economic sustainability.

For the purpose of this study, the West Henderson Study Area was expanded to Interstate 15. Although the expanded study area includes land within unincorporated Clark County, the I-15 corridor greatly impacts land use and economic development within the City limits. The total area encompasses over 12,600 acres.



VISION

West Henderson is the premier destination for economic development and livable neighborhoods through integrated mobility solutions, vast recreation amenities, and diverse housing opportunities.

PLAN PROCESS

1 The West Henderson Land Use Plan Update provides an updated vision based on West Henderson’s greatest opportunities.

Phase 1 of the Plan Update included data gathering and analysis for baseline conditions and demographics by inventorying needs and issues, collecting necessary data, and reviewing the City’s existing plans, policies, and goals.

PHASE 1A: DATA & ANALYSIS

(JANUARY - FEBRUARY)

**STAKEHOLDER
INTERVIEWS**

**WEBSITE
LAUNCH**

KICKOFF MEETINGS

COUNCIL BRIEFINGS

EXISTING CONDITIONS

SNAPSHOTS

PHASE 1B: VISION & GOALS

(MARCH - APRIL)

**COMMUNITY
KICKOFF PUBLIC
EVENT**

**ONLINE
QUESTIONNAIRE**

**VISION & GUIDING
PRINCIPLES**

**OPPORTUNITIES &
CONSTRAINTS**

2 Phase 2 began with the strategic choices that were determined by input received from advisory committees, City Council, key stakeholders, and the general public. With this input, recommendations were made for adjustments to key policies, land uses, and infrastructure to modernize the Plan. Those implementation strategies that would be most effective in achieving the community's vision were identified.

**PHASE 2A:
STRATEGIC CHOICES**

(MAY - JUNE)

**STAKEHOLDER
WORKSHOP**
**PUBLIC
WORKSHOP**
**ONLINE
QUESTIONNAIRE**
PC & CC WORKSESSIONS
PRIORITY POLICIES
KEY CHOICES

**PHASE 2B:
STRATEGIES &
IMPLEMENTATION**
(JULY - DECEMBER)

**PUBLIC OPEN
HOUSE**
**PC & CC BRIEFINGS &
PRESENTATIONS**
**DRAFT & FINAL PLAN
RECOMMENDATIONS**

+4,400 CONTACTED RESIDENTS **NINE Advisory Committee**

THIRTY-TWO PLANNING COMMISSION/ CITY COUNCIL WORKSHOP

63 Stakeholder Meeting Series #2

12 TECHNICAL COMMITTEE



1A: Data & Analysis

*Planning Staff Kickoff Meeting
City Council Briefings
Technical & Advisory Committee Meetings
Stakeholder Meetings*



1B: Vision & Goals

*Technical & Advisory Committee Meetings
Community Kickoff Workshop
Online Virtual Workshop
City Council Briefings*

PUBLIC INVOLVEMENT EFFORT

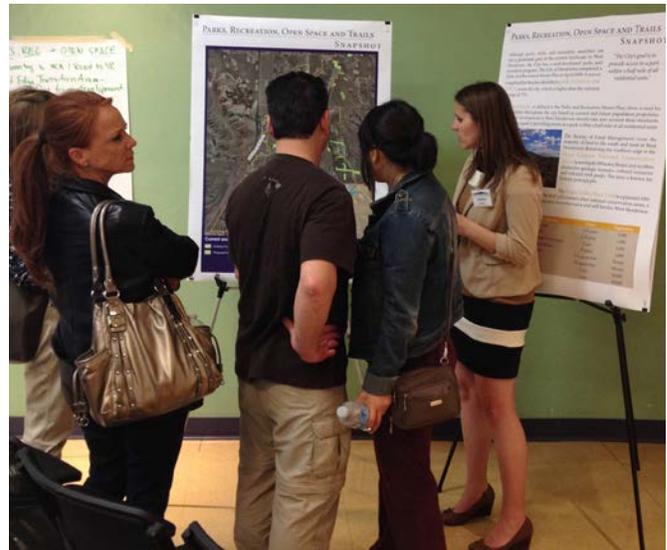
The Plan Update included a targeted public outreach process to effectively reach and maintain open channels of communication with community groups and interests. Multiple opportunities and a broad range of methods were used to engage the public, stakeholders, and elected officials. A website was set up to provide the public with information, public meeting notices, and process updates. The final plan document is located here: <http://cityofhenderson.com/community-development/land-use-plans/west-henderson-land-use-plan-update>.

34 **Public Workshop #2** 127 **Virtual Open House** 37 **Public Open House #3** **FIFTY-TWO**
 20 **Stakeholder Meeting Series #3** **Stakeholder Meeting Series #1**
 70 **PUBLIC OPEN HOUSE #1**



2A: Strategic Choices

*Stakeholder/Agency Workshop
 Technical & Advisory Committee Meetings
 City Council/ Planning Commission Worksession
 Public Workshop*



2B: Strategies & Implementation

*Draft Plan
 Planning Commission Hearing
 City Council Hearing
 Final Plan*

The public was notified of the website through postcard mailings and materials at the public meetings. Participatory exercises were used to build the initial vision, provide education, and increase awareness of why this process is so important in shaping the City’s future quality of life.

Stakeholder interviews with landowners and interest groups were held early and throughout the process to gauge issues, needs, and vision. Stakeholders were also engaged through a priorities workshop during the strategic choices phase.

Three public events were held that featured interactive workshops on shared values, big ideas, and choices facing West Henderson. An online virtual workshop was held after the Community Kickoff Meeting to gather additional input from community members that were not able to attend the kickoff.

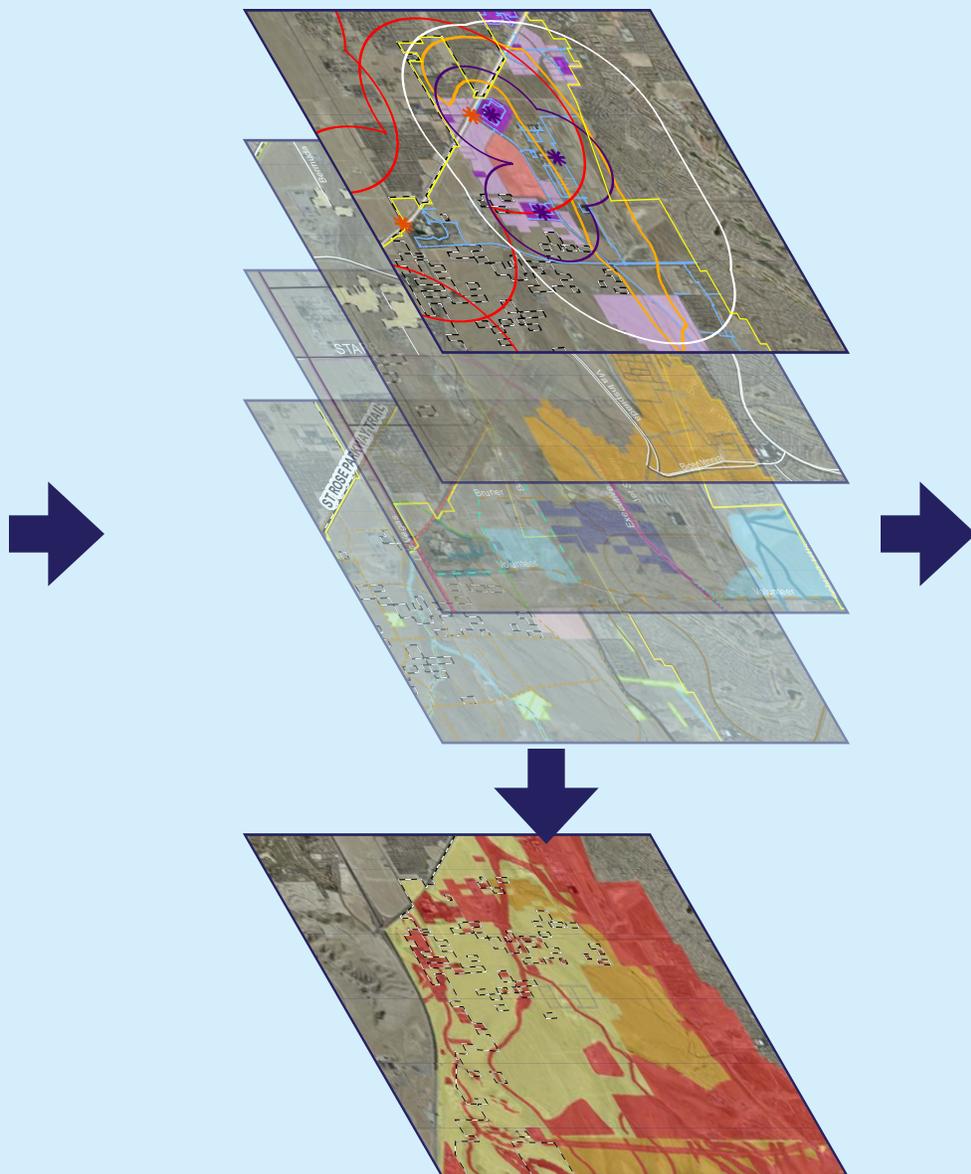
The planning team met often with City Council members, including the facilitation of a joint worksession between City Council and Planning Commission, and an additional workshop with Planning Commission.

HOW TO USE THIS PLAN

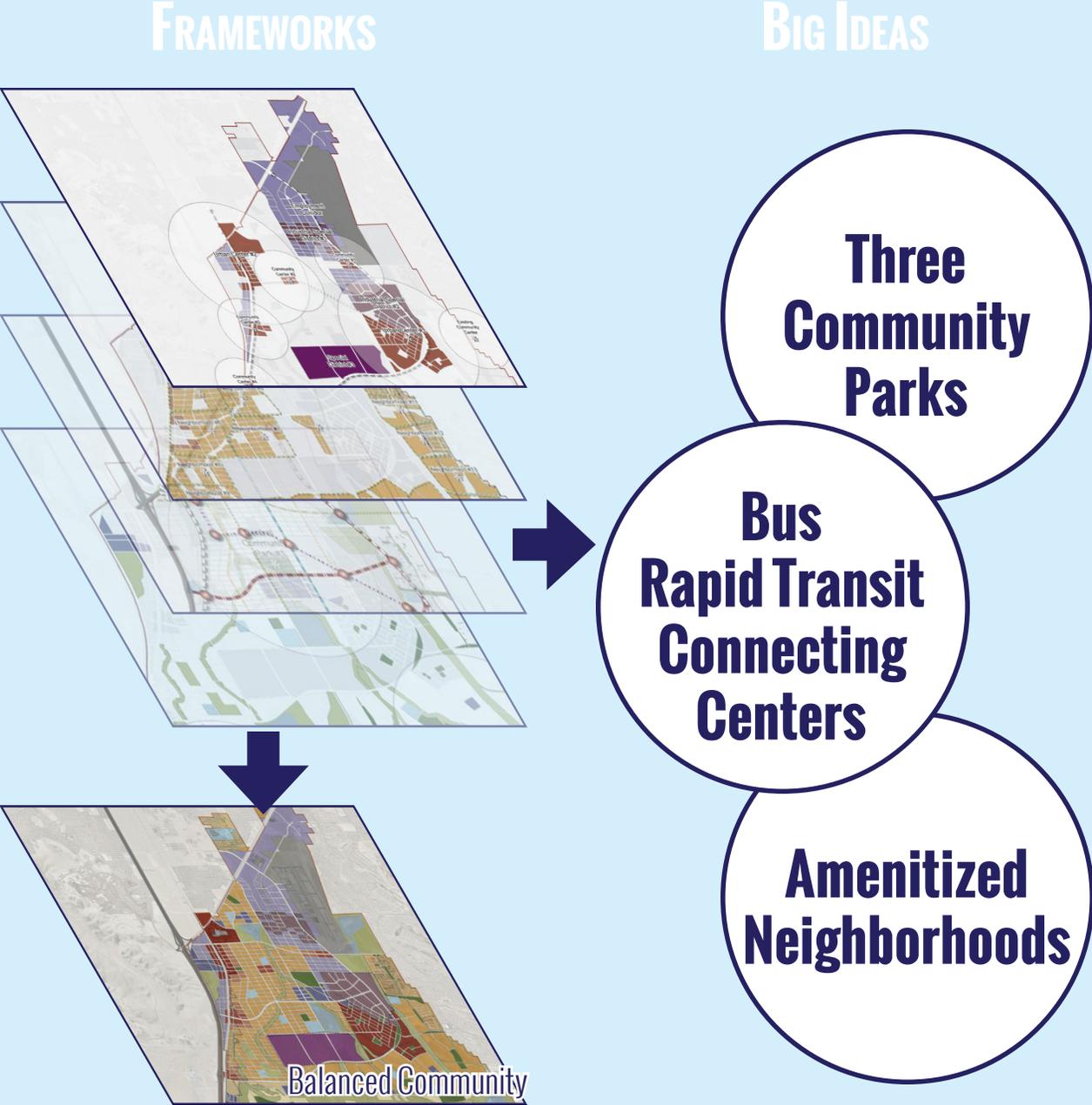
Based on the visioning process and community input, four priority areas were identified to shape the Land Use Plan: Economic Development; Housing and Demographics; Transportation and Infrastructure; and Parks, Recreation, Trails, Open Space, and Civic Uses. These four topics are carried throughout the plan as the primary focus areas.

GUIDING PRINCIPLES

SUITABILITY ANALYSIS



The guiding principles establish the overall character and goals for West Henderson and are based on existing plans and best practices. Chapter 2 evaluates the existing conditions as well as defines how those conditions influence the development of policies, land uses, and opportunities for the land use plan. The frameworks, found in Chapter 3, outline the design principles that develop the regulatory framework.



GUIDING PRINCIPLES

The Vision is informed by four guiding principles, and each notes a set purpose and associated goals:

Economic Development

West Henderson will support future land use decisions to facilitate diverse economic opportunities, generating a strong economic hub and increasing the City’s overall jobs-to-housing balance.

Goals for Economic Development include:

- Enhance the environment for small businesses and business start-ups as one component of a larger economic diversification strategy.
- Maintain an adequate inventory of land for business expansions (existing companies) and relocations (new companies).
- Ensure that West Henderson offers a range of product and place types to attract and retain future employers, employees, entrepreneurs, and investors.
- Establish policies and standards that emphasize quality development, creativity and variety in product types, and stability in established existing centers.
- Monitor and improve all areas of the city’s economic development “infrastructure” (e.g., competitive wages, housing diversity, recreational amenities, placemaking elements).

Housing

West Henderson will supply a range of high-quality housing stock to serve all residents and incorporate alternative housing types.

Goals for Housing include:

- Encourage an adequate supply of housing in a range of price, income, density, ownership, and building types.
- Encourage developers to work with the City to provide well-designed and long-lasting projects throughout the community.
- Enhance neighborhoods by building highly amenitized communities with schools, parks, and services that provide for daily needs.
- Conserve washes and the desert edge transition by developing clustered neighborhoods that maintain rural character and allow for the conservation of open space and natural resources.

Transportation & Infrastructure

West Henderson will facilitate a livable community by accommodating both regional and local travel through a well-connected, multimodal network.

Goals for Transportation and Infrastructure include:

- Implement transportation systems that improve air quality and protect the environment.
- Align land use and transportation plans with regional economic development plans.
- Support the educational system and learning environment through thoughtful land use and transportation planning.
- Develop a modern transit system that is integrated with vibrant neighborhoods and employment centers, better connecting people to their destinations.
- Connect and enhance bike and pedestrian facilities.
- Develop a safe, efficient road network that supports all transportation modes.
- Design the transportation system in such a way that alternatives to automobile use are possible, and vehicular congestion throughout the community is minimized.
- Design public transit so citizens find it accessible and convenient, and feel safe and comfortable using it.

Parks, Recreation, Open Space, Trails & Civic

West Henderson will provide a safe, interconnected system of progressive parks, trails, and open spaces for recreation and education within a desert environment. Natural features will be protected and inform the character of West Henderson.

Goals for Parks, Recreation, Open Space, Trails, and Civic include:

- Support access to healthcare facilities, healthy food, parks, employment areas, and community services.
- Connect and enhance bike and pedestrian facilities.
- Promote resource-efficient land use and development practices while strengthening neighborhoods through placemaking improvements.
- Meet established parks standards for greenways, community parks, and neighborhood parks.
- Integrate washes, floodplains, and steep slopes into future development as natural, open areas and protect and preserve these natural resources.
- Encourage appropriate development at the edge to preserve scenic resources, allow for public access to open space areas, provide soft transitions between developed areas and the desert landscape, and maximize the benefit of adjacent public lands to citizens.
- Conserve resources (including cultural, visual, wildlife, and recreational benefits), provide relief from urban development, and provide recreational and educational opportunities.

intentionally blank