

CITY OF HENDERSON, NEVADA

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SERENE COUNTRY ESTATES NEIGHBORHOOD PLAN

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Prepared in Cooperation with
Serene Country Estates Land Owners and Neighbors

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2000 Adoption

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SERENE COUNTRY ESTATES NEIGHBORHOOD PLAN

ADOPTED JANUARY 4, 2000

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City of Henderson Comprehensive Plan – Adopted August 20, 1996
City of Henderson Development Code – Adopted December 3, 2002

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SERENE COUNTRY ESTATES NEIGHBORHOOD PLAN

EXECUTIVE SUMMARY

**Adopted by the Henderson City Council
January 4, 2000**

WHAT IS SERENE COUNTRY ESTATES AND WHERE IS IT LOCATED?

Serene Country Estates is the residential area in west Henderson bounded by Serene Avenue on the north side, Ivanpah Drive on the south side, Fletcher Road on the west and Manhattan Road and St. Rose Parkway on the east. It is located within the south half of Section 24, Township 22 South, Range 61 East, M.D.B.&M., Clark County, Nevada. The neighborhood is a rural enclave with about 230 variously sized parcels, of which about 121 have occupied houses interspaced with considerable open desert, indigenous wildlife and native plants. The majority of the housing is located on minimum one half acre parcels and the area is closely associated with the north side of Serene Avenue in unincorporated Clark County. New housing starts are underway and five-acre mini-subdivision projects are in the planning stages suggesting that the area remains a desirable place to live. Serene Country Estates strongly desires to retain its rural residential character although commercial development and high traffic volume public streets surround it. This Serene Country Estates Neighborhood Plan, facilitated by the City of Henderson with the participation of the homeowners is an effort to better preserve the rural nature of the area.

NEIGHBORHOOD PLAN REQUEST AND PROCESS

The Henderson City Council traditionally expects developers to meet with neighboring property owners and resolve all conflicts before requesting project approvals. For several years, beginning in 1996, various developers asked residents of the sparsely developed Serene Country Estates neighborhood to support commercial projects fronting on Eastern, St. Rose, and Serene. Although the Beltway Plaza project was approved and built at the southeast corner of Eastern and Serene, other projects languished. In the summer of 1999 the City Council, at the request of area residents, directed the Community Development Department to assist the residents and other landowners in preparing a neighborhood plan.

The first in a series of seven City-sponsored neighborhood planning meetings was held on the evening of August 12, 1999, at the Silver Springs Recreation Center. Fifty to sixty

participants attended each meeting, and with City staff serving as facilitators, attendees identified neighborhood issues and solutions. Participants included:

- Residents and property owners of Serene Country Estates
- Residents and land owners north of Serene Avenue in Clark County
- Residents of Southfork (the residential subdivision to the south)
- Prospective commercial developers on Eastern, St. Rose, and Serene

NEIGHBORHOOD PARTICIPATION

A loosely organized group represented the residential interests of the Serene Country Estates area with a leadership team during the original neighborhood plan administrative process. They met regularly in the neighborhood and made an effort to develop consolidated positions on matters of interest to the neighborhood. More recently, the more active elements of the neighborhood have reorganized to become the Serene Country Estates Neighborhood Alliance. The Alliance is actively involved in distributing essential topical information to all interested property owners within the defined area and in contiguous parts of unincorporated Clark County north of Serene Avenue. The Alliance places a high priority on developing consensus positions that are intended to preserve the rural neighborhood nature of the area.

RESULTS OF THE PLAN

- **Commercial or Low Density Residential Areas.** The final land use plan identifies Eastern Avenue (west of Fletcher) and East St. Rose Parkway (original north/south Pecos Road alignment) (east of Manhattan) frontages as appropriate locations for commercial Master Plan Overlay Districts, primarily neighborhood and office commercial with community-level commercial uses on a limited basis. Commercial approvals include guidelines for use and design criteria.
- **Institutional or Public/Semi-Public.** South St. Rose Parkway (State Route 146) frontage was deemed appropriate for residential and public and semi-public uses (municipal facilities, churches, convalescent homes, etc.) and has its own list of uses and design criteria. This includes only parcels abutting or immediately adjacent to St. Rose Parkway.
- **Professional Offices.** Professional offices were requested by certain owners of the first tier of lots south of Serene Avenue, but the neighborhood generally was not in support of any non-residential uses between Fletcher and Manhattan. The Planning Commission and City Council each discussed the issue at length, and both agreed to adopt the plan without the professional offices on Serene, thereby maintaining only residential uses.
- **Half-Acre Residential.** All other parcels were designated for single family detached homes on half-acre lots.
- **Street System.** Three options were initially discussed. One was eliminated early on, and support for the other two was split about 3-to-1. Of the two that were supported, the significant difference was in how they treated Ivanpah Drive.

Alternate 1 left Ivanpah closed at Presque Isle, while Alternate 2 extended Ivanpah from Eastern across the channel into the half-acre neighborhood. The majority asked to keep Ivanpah closed, hoping to preserve the integrity of the neighborhood. Their main concern was the possibility of Silverado Ranch Boulevard traffic cutting through the neighborhood when Eastern Avenue is difficult to negotiate. The City Council adopted Alternate 1, which left Ivanpah closed. Alternate 1 also has a number of costly bridges, which the City Council stated they would not support in their entirety, and asked City staff to revise the plan to eliminate some of the bridges.

- **24-Hour Uses.** 24-hour uses are prohibited in the guidelines, with certain exceptions as described in Specific Zoning Requirements. However, a mechanism is added to the plan by which a developer may apply for a conditional use permit to waive any specific use restriction if that developer can demonstrate that his proposal provides equal or better protection for the neighborhood.
- **Restaurants.** All restaurants must be separated from residential land use parcels by either 300 feet or an intervening non-restaurant structure. Drive-throughs must stay at least 300 feet from residential access streets or the property line of properties designated as residential land use.

PLANNING COMMISSION AND CITY COUNCIL ADOPTION

On December 16, 1999, the plan was presented in public hearing before the Henderson Planning Commission, who recommended approval with all commercial development restrictions removed. Prior to presenting the plan to the City Council, the residents and commercial developers met again and worked to modify the plan by removing many of the features not supported by the Planning Commission. The City Council adopted the modified plan on January 4, 2000.

2004 Update

In November 2002, the Community Development Department initiated an update to the Plan in order to clarify specific portions of the Plan that the residents and staff felt were unclear. From February 2003 to March 2004, the Community Development Department facilitated seven public meetings. The conclusions from those meetings were presented to the Henderson Planning Commission and City Council for their approval, and the results are contained in this plan.



SERENE COUNTRY ESTATES NEIGHBORHOOD PLAN

**Adopted by the Henderson City Council
January 4, 2000**

INTRODUCTION

1996 Comprehensive Plan – Current Serene Country Estates Zoning

In 1994, the Henderson City Council asked its Citizen's Advisory Committee (CAC) to prepare a new Henderson Comprehensive Plan. During the following two years the CAC and their consultants prepared the new plan, and on August 20, 1996, the City Council adopted the 1996 Henderson Comprehensive Plan. That Comprehensive Plan assigned land use classifications to every parcel in the city. Serene Country Estates was designated as Low Density Residential. The Low Density Residential category allows zoning in a range from RS-1A (one home per acre) to a maximum of RS-6 (six homes per acre). At the time this plan was originally adopted in 2000, all of Serene Country Estates was zoned RS-2, except for the approximate 10-acre Beltway Plaza, which is CN (Neighborhood Commercial). A city-initiated zone change in late 2000 rezoned approximately 30 acres along Eastern Avenue, bound by Serene, Fletcher, and Presque Isle, and approximately 23 acres along East St. Rose Parkway, bound by Serene and Manhattan, from RS-2 to CC (Community Commercial). And in 2001 an RNP (Rural Neighborhood Preservation) zoning overlay was added to the remaining RS-2 parcels, and they were reclassified to the new RNP-2 land use designation.

Center Plans and Neighborhood Plans

The 1996 Comprehensive Plan introduced the concept of Center Plans, which are essentially neighborhood plans for commercial and industrial employment areas. Having successfully completed five Center Plans, the city embarked on generalized neighborhood plans. The first was spurred by an inter-local agreement between Clark County and Henderson for the west end of the city, covering approximately two square miles north of St. Rose Parkway (State Route 146) and eleven square miles south of St. Rose Parkway. The Serene Country Estates Plan was the second general neighborhood plan initiated.

Section 24 / Serene Country Estates

Now called Serene Country Estates, the neighborhood was originally called merely “Section 24.” Technically, there is a section (one square mile) designated as Section 24 in every 36-section township. However, Henderson residents have customarily referred to the south half of Section 24, Township 22 South, Range 61 East as “Section 24.” The neighborhood is essentially a typical half-section, with approximately 27 acres cut off diagonally by St. Rose Parkway. Approximately 293 remaining acres lie north of St. Rose Parkway (and Ivanpah Drive), south of Serene Avenue, east of Eastern Avenue, and west of St. Rose Parkway (formerly old Pecos Road).

Henderson’s Section 24 was first sold by the federal government, much of it in 5-acre parcels to private owners, with the remaining parcels sold to the City of Henderson. Parcels bought by the City were then parceled into 5-acre pieces, similar to the way the federal government had first done. Shortly thereafter, most of those five-acre parcels were sold by the City to private individuals, both to generate municipal revenue and to provide affordable, half-acre homesites for Henderson residents. The City retained approximately 10 acres and has since repurchased approximately 10 additional acres near St. Rose Parkway. Additionally, the City owns a one-acre site for flood control near Serene Avenue and another one-acre parcel east of Goldhill and Delano. As of September, 2003 Serene Country Estates has the following makeup: there are 121 single family homes, Beltway Plaza occupies approximately 10 acres, there are approximately 30 acres along Eastern and 23 acres along St. Rose Parkway that are zoned for commercial, which leaves the possibility for approximately 438 one-half (1/2) acre homesites.

Initiation of the Serene Country Estates Neighborhood Plan

In mid-1999, after extensive negotiations between potential commercial developers and Serene Country Estates residents, those residents asked the City to help them prepare a neighborhood plan. In addition to land uses, the residents asked for a review of their internal street patterns, with the possibility of vacating or restricting access on certain streets. From August to November, 1999, the Community Development Department facilitated seven public meetings at the Silver Springs Recreation Center. The conclusions from those meetings were presented to the Henderson Planning Commission and City Council for their approval, and the results are contained in the original Plan.

2004 Update

In November 2002, the Community Development Department initiated an update to the Plan in order to clarify specific portions of the Plan that the residents and staff felt were unclear. From February 2003 to March 2004, the Community Development Department facilitated seven public meetings. The conclusions from those meetings were presented to the Henderson Planning Commission and City Council for their approval, and the results are contained in this plan.



NEIGHBORHOOD INVENTORY

For the purposes of this plan, “permanent” features are those likely to remain unchanged due to their commercial or residential value and their development under today’s standards.

- Permanent features, built on approximately 75 total acres, include:
 - 1 retail center
 - 1 in-line retail building
 - 1 commercial car wash
 - 121 single family residences

The approximate 10-acre Beltway Plaza is a commercial project at the southeast corner of Eastern and Serene Avenues. All single family dwellings are built on individual half-acre or larger lots. Homes are dispersed throughout the neighborhood, with no regular pattern of placement. Some homes are on one-acre and larger lots, with some sited in a manner that could allow their lots to be split (down to half-acre) in the future. The total potential is approximately 438 half-acre house lots. The Utilities Department plans to keep the existing sewer lift station near Ivanpah Drive. If the neighborhood wanted to initiate a change to the City sewer system, that could be accommodated.

Land Use – by Comprehensive Plan Category

As of October 2003, the area has three categories of land use. The approximate 10-acre Beltway Plaza (south of Serene, west of Fletcher, north of Candelaria, and east of Eastern) is NC (Neighborhood Commercial); the parcels east of Eastern, south of Candelaria, west of Fletcher, and north of Ivanpah, as well as the parcels north and west of East St. Rose, south of Serene, and east of Manhattan are GC (General Commercial); all other parcels are RNP-2 (Rural Neighborhood Preservation – 2 Units Per Acre).

Streets – External

- Eastern Avenue and East St. Rose Parkway are northbound arterials carrying traffic to I-215 (the Beltway), northern Henderson and Las Vegas.
- Eastern Avenue provides southbound access to St. Rose Dominican Hospital, Del Webb’s Anthem and Horizon Ridge Parkway.
- Pecos Road southbound becomes St. Rose Parkway at the I-215 overpass and provides arterial access to southwest destinations, including I-15, Primm and Los Angeles.
- Westbound I-215 connects to I-15 and to Las Vegas, North Las Vegas, Arizona, and Utah. Eastbound I-215 provides the most direct access to Henderson’s

traditional central business district, City Hall, Lake Mead National Recreation Area and I-515.

Streets – Internal

Except for approximately 250 feet near Fletcher Road, the south half of Ivanpah Drive is fully improved along the Southfork north perimeter wall, including landscaping. The remaining unimproved 250-foot portion of Ivanpah was eliminated to make room for Southfork's sewer lift station. All other streets in Serene Country Estates are either unpaved, paved to a 16-to-18-foot wide cross-section, or paved to a 24-to-32-foot wide rural cross-section. Those currently with the 16-to-18-foot cross-section will ultimately be upgraded to the 24-to-32-foot rural width. Maintenance (sealer) on some of the existing rural road pavement was being applied while the original plan was being prepared. Many of the internal streets were paved in March and April, 2003.

Utilities

- **Water.** Public water lines exist in Eastern Avenue, East St. Rose Parkway, Serene Avenue, Ivanpah Drive and Jessup Road. Sufficient public water is available for buildout of all anticipated uses in Serene Country Estates, although some properties continue to use wells for water. See maps GG1 and GG2 for specific locations of water lines.
- **Sewer.** Except for Eastern Avenue and East St. Rose Parkway frontages, all sewage disposal is provided by private septic system. There are no sewer lines in residential streets except for Serene Avenue and Ivanpah Drive. There is an existing sewer lift station adjacent to the Plan area on the south side of Ivanpah Drive, west of Fletcher Road.
- **Electric Power Distribution.** Nevada Power serves Serene Country Estates. There is adequate capacity to accommodate all proposed commercial and residential uses.
- **Natural Gas.** Natural Gas service is provided by Southwest Gas. Natural Gas service lines exist under various streets within Serene Country Estates and can be extended under rules published by Southwest Gas. There is adequate capacity to accommodate all proposed commercial and residential uses.
- **Telephone.** Telephone service is provided by Sprint. There is adequate telephone capacity to serve all current and future development in Serene Country Estates.

Drainage – Flood Control

Several natural flood washes historically cross Serene Country Estates. Flows on all but two of the established washes have been reduced by upstream development,

leaving only rain falling within the first half-mile south of South St. Rose Parkway to be carried across the surface. The two remaining significant washes enter from the south near Fletcher and Jessup Roads, then converge near Belmont between Fletcher and Goldhill and head north across a City owned one-acre lot purchased specifically for flood control purposes. As with other washes in Serene Country Estates, future upstream development (to the south of St. Rose Parkway) is expected to reduce flows in those two remaining major washes. Plans to channelize these washes are underway. The channel in the eastern portion of the planning area (referred to as the Pittman Pecos Wash) will eventually be picked up at Hardin and conveyed to the west into the channel in the western portion of the planning area (also known as the Eastern Avenue Tributary or Fletched channel). Potential property owners are encouraged to meet with City staff regarding drainage improvements that may be required when building throughout Serene Country Estates.

Rural Preservation Neighborhood

The 1999 Nevada legislature passed SB 391, portions of which amended NRS 278 by creating protected rural areas in urbanizing neighborhoods. The Rural Preservation Neighborhood portions of the bill became effective on October 1, 1999, and remain in effect until June 1, 2004. The statute sets forth criteria for buffers identifying certain parcels that can have no development greater than three homes per acre. The rural preservation neighborhood designation is not optional, except that, “for good cause shown,” the City Council may allow more intense uses within the boundary and buffer areas. The Henderson City Attorney’s office has determined that the test of “good cause shown” is met if a situation exists where residential use would present a danger to the home’s occupants, or if a neighborhood, including the neighbors within the rural preservation boundary, recommends more intense uses on certain lots.

Since the time the legislation became effective, the City has created a Rural Neighborhood Preservation land use category, as well as a Rural Neighborhood Preservation Overlay zoning district. The parcels that were previously designated as LDR (bound by Serene, Manhattan, St. Rose, Ivanpah, and Fletcher) were given the RNP-2 (Rural Neighborhood Preservation – 2 Units Per Acre) land use designation on October 2, 2001, by CPA-01-003802. The RNP-2 land use designation allows the RS-1A, RS-2, and PS zoning districts. The aforementioned parcels were also given the RNP zoning overlay designation by ZCO-01-004717, also on October 2, 2001 (see Exhibit A).



ISSUES AND OPPORTUNITIES

Issues Identified by Serene Country Estates Property Owners

Land Use

- Preservation of the rural character of the existing residential area
- Potential adverse impacts of non-residential development on Eastern Avenue and East St. Rose Parkway
- Traffic, noise, and light associated with 24-hour commercial enterprises.
- Traffic, noise, and light associated with “big box” and anchor tenants.
- Non-residential uses along South St. Rose Parkway.
- Development along Serene Avenue occurs in the City of Henderson on the south side of the street and in Clark County on the north side.
- Traffic patterns to and from proposed facilities at the Southfork City park
- The Rural Preservation Neighborhood designation provides legal protection for the neighborhood’s residential real estate values and quiet lifestyle.

Streets, Traffic, & Utilities

- Traffic speeds and volumes are too high on certain streets.
- Streets are being vacated without adequate consultation with the neighborhood.
- Design of improvements to Serene Avenue.
- Completion of residential area roadway improvements.

Landscaping, Buffering, & Aesthetics

- Tall, flat building walls degrade the visual resources of the neighborhood.
- Views of non-residential buildings and activities seen from homes can be unattractive.
- Views of non-residential development from arterial roadways can be unattractive.
- I-215 should have more landscaping adjacent to the sound walls and travel ways.

Notifications

- Not all property owners within the notification radius are receiving notifications of proposed actions affecting their properties.
- Final neighborhood plan is not available on the Internet.

Signs

- Some signs on non-residential properties are too tall and too big.

Opportunities Identified by Serene Country Estates Property Owners

Land Use

- There is still much undeveloped land within and surrounding the neighborhood
- Adopted zoning for non-residential uses provides framework for residents to work closely with City staff as development is proposed.
- Conditions adopted as part of the zoning for non-residential areas include design and performance standards that will protect neighborhood against adverse impacts of non-residential development.

Streets, Traffic, & Utilities

- The Master Streets & Highways Plan amendment increased the required width of Eastern Avenue from 100 to 120 feet. It was approved in time to allow future commercial developers to adjust their site plans and provide adequate landscaping.
- The right-of-way for South St. Rose Parkway is 300 feet wide. Traffic studies anticipate a need for 146-foot-wide right-of-way to accommodate traffic. The remainder of the right-of-way could be used for enhancements, including trails and landscaping.
- The residents of Serene Country Estates desire the construction of a soundwall along the southerly right of way of St. Rose Parkway.
- When the Ivanpah and Jessup right-of-way dedications are developed to rural roadway standards, additional right-of-way will be available for trails and roadside planters, and there are public water lines in both streets that are available for roadway planter irrigation. The City has the ability to make certain adjustments to the planned road maintenance program for Serene Country Estates to help implement the traffic calming measures.
- The residents of Serene Country Estates desire to keep Serene Avenue residential in nature. To this end, various means of traffic calming are being evaluated by the City and County to determine if traffic calming is appropriate and can be adequately funded.

Landscaping, Buffering, & Aesthetics

- The City has established certain precedents in dealing with commercial and residential adjacencies, such as upgraded commercial landscaping, increased commercial setbacks, and the requirement that commercial development in centers and neighborhood planning areas be approved through the Master Plan Overlay or PUD process.
- The existing zoning approvals will help to preserve the neighborhood's rural lifestyle and to provide non-residential project proponents with clear information

about what uses, and design and performance standards are acceptable to neighborhood residents.

- Design of drainage channels and their service roads can provide an opportunity for neighborhood residents to be involved in implementing recommendations for landscaped features, recreational trails, and buffers.

Notification

- There is an opportunity to include residents in proposed projects and make them aware of City projects that are occurring in neighborhood.
- The residents desire the City to notify the residents in Serene Country Estates early on for any proposed project or request for deviation to this plan in or around the neighborhood.



VISION

The Vision as contained within the Serene Country Estates Neighborhood Alliance Guiding Principles is as follows:

Serene Country Estates is an excellent example of a rural preservation neighborhood. The neighborhood seeks an enriched and sustained quality of life where residents feel safe and enjoy the open space, minimal rules, calm atmosphere, and a sense of community. The neighborhood has influence over its development patterns and is empowered through a unified voice and excellent relations with the City of Henderson, Clark County, and the development community.

GOALS, OBJECTIVES AND POLICIES

Goals, Objectives and Policies Adopted by Serene Country Estates Property Owners

Land Use

Goal 1: Rural residential uses are preserved in residential areas.

Objective 1.1: RS-2 zoning with Rural Neighborhood Overlay are maintained.

Policy 1.1.1: Proposals to amend the Plan should demonstrate that the amendment would result in conditions equal or superior to the adopted requirement.

Goal 2: Non-residential land uses on major streets (defined as Eastern Ave., and all of St. Rose Pkwy.) serve the immediate area and do not have adverse impacts on homes in the neighborhood.

Objective 2.1: Zoning is consistent with planned land uses.

Policy 2.1.1: Zoning that is not consistent with the Plan should not be approved.

Policy 2.1.2: Proposals to amend the Plan should demonstrate that the amendment would result in conditions equal or superior to the adopted requirement.

Objective 2.2: The Plan is updated at least once every five years to ensure it continues to effectively represent neighborhood land use.

Policy 2.2.1: Plan updates should recognize and address changing conditions, but shall not adversely affect existing or proposed residential development.

Objective 2.3: Limit commercial development on major streets to uses serving the neighborhood.

Policy 2.3.1: Zoning requirements should implement use and performance standards.

Goal 3: Residential land use and zoning are retained along the south side of Serene Avenue.

Objective 3.1: RS-2 zone with Rural Neighborhood (RN) overlay is retained.

Policy 3.1.1: Land uses should be identical to those allowed in remainder of RN zone.

Policy 3.1.2: Proposals to amend the Plan or zoning should demonstrate that the amendment would result in conditions equal or superior to the adopted requirement.

Goal 4: The north side of Serene Avenue is developed per the 1996 Winchester and Paradise Land Use and Development Plan.

Objective 4.1: A cooperative relationship with Clark County is maintained.

Policy 4.1.1: The Community Development Department should maintain a working relationship with Clark County Planning staff.

Policy 4.1.2: The Community Development Department should continue to monitor rezoning proposals for the north side of Serene Avenue.

Policy 4.1.3: The Community Development Department should become involved with any updates to the Winchester and Paradise Land Use and Development Plan.

Policy 4.1.4: The Community Development Department should continue to review all County applications within 1 mile of the City's borders for potential impacts to the Serene Neighborhood.

Goal 5: Adequate recreational opportunities for the neighborhood are ensured.

Objective 5.1: Site(s) for recreational opportunities are identified.

Policy 5.1.1: Park facilities within or adjacent to Serene Country Estates should be designed as a Neighborhood Park and should not be regional in nature.

Streets, Traffic, & Utilities – Goals

Goal 6: Traffic speeds and volumes are minimized in residential areas.

Objective 6.1: Sufficient points of Access/Egress into the neighborhood are preserved so that traffic is not concentrated onto a few streets.

Policy 6.1.1: Points of access/egress should be identified.

Policy 6.1.2: Discontinuous street patterns should be discouraged.

Policy 6.1.3: Use of neighborhood residential streets by construction vehicles should be restricted to those having business in the residential area of the neighborhood.

Objective 6.2: Roadway features that will reduce speeds within the neighborhood are included with all neighborhood street improvements.

Policy 6.2.1: A palette of traffic calming measures such as lane narrowing, bike lanes, roundabouts, traffic circles, and surface variations should be considered.

Policy 6.2.1: Roadway segments that should include traffic calming measures in their improvements design should be identified.

Goal 7: Serene Avenue improvements include traffic calming.

Objective 7.1: A palette of traffic calming features appropriate to Serene Avenue is included in the Circulation Plan.

Policy 7.1.1: City traffic engineering staff of the Engineering Division should encourage inclusion of one or more traffic calming features in the improvement design of Serene Avenue.

Goal 8: Interior residential streets are improved to no greater width than rural road standards consistent with Development Code requirements.

Objective 8.1: Roadway improvements widths are consistent with rural road standards.

Policy 8.1.1: The Development Code should continue to include Rural Road standards.

Goal 9: Comply with County Department of Air Quality Management requirements for dust control.

Objective 9.1: Pave streets as required for dust control.

Policy 9.1.1: The City should not waive half street construction requirements necessary to meet air quality standards.

Policy 9.1.2: City should continue working with the County to identify shoulder development techniques that do not rely on extending the pavement through the shoulder.

Goal 10: Rights-of-way and easements provide appropriate corridors for utilities.

Objective 10.1: Utility corridors are retained.

Policy 10.1.1: Where utility corridors are not accommodated in existing or planned street rights-of-way, an easement should be designated.

Policy 10.1.2: In the event that a roadway right-of-way is abandoned, an easement sufficient to accommodate existing or proposed utilities shall be retained by the City.

Goal 11: Except as necessary to block traffic from non-residential areas, the number of vacations are minimized, thereby dispersing traffic more

evenly throughout the neighborhood, and not overburdening any one street.

Objective 11.1: Include an updated future street circulation map with the Neighborhood Plan.

Policy 11.1.1: The neighborhood should work with City traffic engineers and other departments as appropriate to ensure neighborhood concerns are adequately addressed.

Policy 11.1.2: Except as necessary to protect the neighborhood from traffic to and from Eastern Avenue and St. Rose Parkway, the number of vacations should be limited to those that will not create discontinuous street patterns or unnecessarily restrict access into and throughout the neighborhood.

Policy 11.1.3: The Neighborhood Plan should include guidelines for requests for reviewing vacations and deferral of off-site improvements.

Landscaping, Buffering, & Aesthetics – Goals

Goal 12: Non-residential developments are subject to design review consistent with adopted standards that will mitigate adverse impacts on residents.

Objective 12.1: Maintain Design Guidelines for use in review of all proposed non-residential projects.

Policy 12.1.1: Signage should have a cohesive look throughout non-residential areas and should be subject to review consistent with City restrictions.

Policy 12.1.2: Lot splits in non-residential areas should be discouraged, particularly if they create parcels without arterial roadway frontage.

Policy 12.1.3: Terms that have been misinterpreted and are not found in the City Development Code should be defined.

Goal 13: The Fletcher drainage channel is a landscaped feature with recreational trails and buffers.

Objective 13.1: Acceptable corridors for recreational trails are identified.

Policy 13.1.1: As trails pass through residential areas, private lands should be protected from trespass.

Objective 13.2: Drainage corridors are included in Neighborhood Plan

Policy 13.2.1: The City should notify the neighborhood when channel trail enhancements are in the planning stages to allow for neighborhood participation in such design.

Policy 13.2.2: Open drainage channels through the neighborhood should be landscaped and natural drainage channels should be encouraged.

Notifications – Goals

Goal 14: The neighborhood has an association that regularly coordinates with City of Henderson and Clark County to help ensure all interested residential property owners have an opportunity to participate in City and County decisions that may affect the neighborhood.

Objective 14.1: All owners are notified of any neighborhood meetings and public hearings concerning properties in the neighborhood.

Policy 14.1.1: Community Development Department should notify all owners in the RN District.

Objective 14.2: Any proposal to amend the plan or zoning is not heard by Planning Commission or City Council until after the proponent has held a Neighborhood Meeting.

Policy 14.2.1: The Community Development Department should notify all owners of any such meetings.

Goal 15: The current Serene County Estates Neighborhood Plan is available on the Internet in its entirety throughout its adoption process and in its final form.

Objective 15.1: The Serene County Estates Neighborhood Plan should be posted on the City web site.

Policy 15.1.1: The current plan and proposed revisions as they occur should be posted on Community Development web page.

Policy 15.1.2: The City should announce its availability as “New” or “Updated” on the Community Development web page.

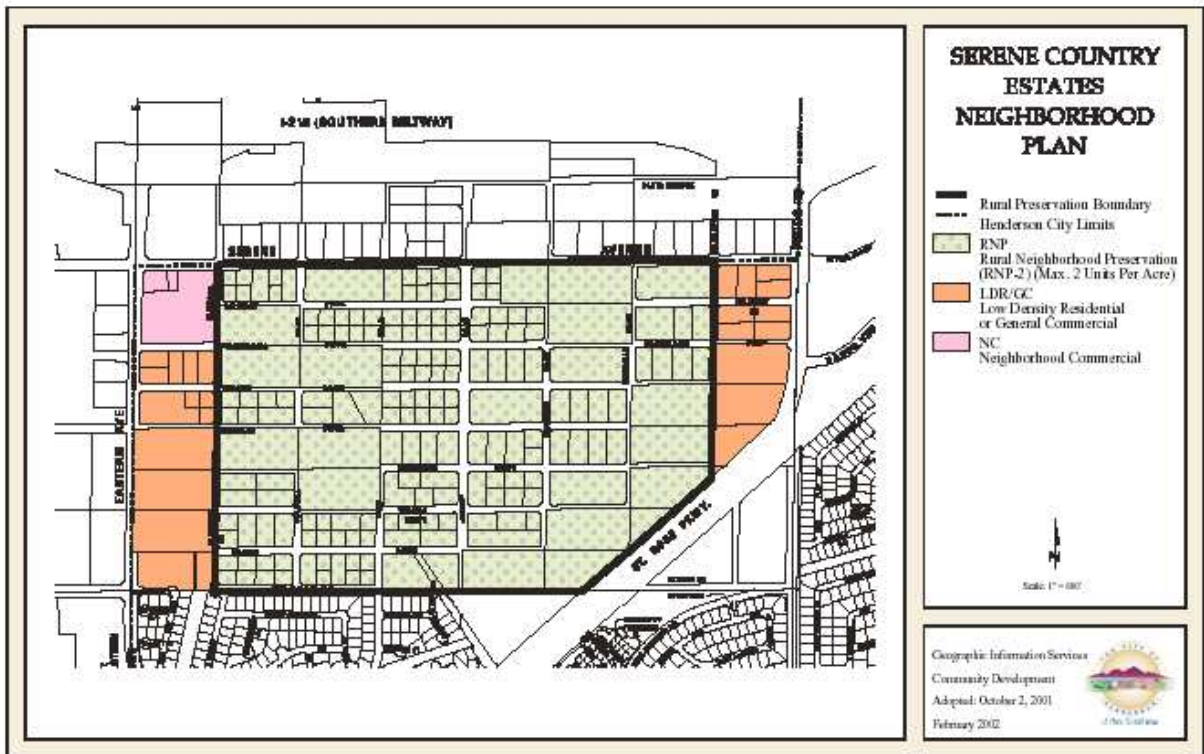


LAND USE PLAN

Certain land uses are approved to achieve the goals and policies stated above. These land uses are displayed in Map BB and listed in sub-areas, as follows:

1. **Approximately 10 acres at southeast corner of Eastern and Serene (Beltway Plaza)**
 - Commercial
2. **Approximately 30 acres on Eastern Avenue from Candelaria south to Presque Isle and east to Fletcher** (Three existing dwellings, one in-line retail building [Carmel Plaza IV] and one commercial car wash.)
 - Commercial – with development guidelines to encourage neighborhood and office commercial uses and limit general commercial uses per Specific Zoning Requirements/Eastern Avenue Commercial Corridor Land Use Guidelines.
3. **Approximately 23 acres east of Manhattan Road on East St. Rose Parkway from Serene south to the Edgemont Drive alignment**
 - Commercial – with development guidelines to encourage neighborhood and office commercial uses and limit general commercial uses per Specific Zoning Requirements/St. Rose Parkway East Corridor Land Use Guidelines.
4. **Approximately 217 acres north of Ivanpah and bounded by the areas described in 1 through 3 above**
 - Low Density Residential – RS-2-RNP (2 dwelling units per acre maximum density).





IMPLEMENTATION BY CITY POLICY

In support of the Serene Country Estates Neighborhood Plan, the City Council adopts the following policies:

IMPACT OF AN ADOPTED NEIGHBORHOOD PLAN ON DEVELOPMENT

Within the municipal boundaries of the City of Henderson, an adopted neighborhood plan is an effort by the City and property owners of particular defined residential areas to establish and make publicly known a comprehensive list of desirable features that will help guide future development within the plan defined area and in boundary areas. Prior to presenting their projects to the City of Henderson Planning Commission and the City Council, developers are required to meet with potentially impacted neighborhood interest groups in an effort to inform the neighborhood about the proposed project and to attempt to achieve agreement on their designs and rezoning intentions. In circumstances where developers choose to go forward with projects in conflict with elements of this adopted Plan, the City of Henderson Planning Commission and City Council will give substantial deference to the conditions set out in the Plan.

It shall be presumed that all guidelines adopted with this Plan are appropriate to preserve the peace and residential security of the neighborhood. In order to amend any requirements of this Plan, the person proposing the change must demonstrate that the amendment will result in conditions equal or superior to the adopted requirement. The burden of proof shall be on the developer, and neighborhood consensus opinions shall be given primary consideration in the final determination by the Planning Commission and City Council.

PLAN AMENDMENTS AND NOTIFICATION

Following are the application types required for development within the Serene Country Estates Neighborhood Plan, other than residential uses in conformance with the Plan. All of the following require a neighborhood meeting, as defined in this section, and notification of the entire Plan area plus any additional notification requirements as required by the City Development Code.

Neighborhood Plan amendments and Comprehensive Plan amendment

- Required for Plan amendments or land use amendments.

Zoning Amendments

- Required for any zone change.

Master Plan Overlay and Planned Unit Development (PUD)

- Required for all non-residential use development.

Amendments to Specific Zoning Requirements (Design Guidelines) or Exhibit B of this Plan

- Must be applied for as Waivers to Master Plan Overlay or PUD.

Conditional Use Permits, except as required to allow occupancy of commercial properties by tenants not planning exterior changes to the building(s) to be occupied

- A Conditional Use Permit is required to establish a use specifically restricted by this Plan. In this circumstance, a neighborhood meeting and notification of the entire Plan area would be required.
- A Conditional Use Permit may also be required to establish a commercial conditional use allowed by this Plan. In this circumstance, notification of the entire Plan area would be required, however, no neighborhood meeting would be required.

Amendments to the Circulation Plan (including right-of-way vacations)

- Any amendment to the Circulation Plan will be applied for as a Waiver to the Master Plan Overlay/PUD or as a vacation.

Master Sign Plans

- All freestanding monument signs require a Master Sign Plan.
- All Master Sign Plans shall require a neighborhood meeting for the purpose of discussing aesthetics and design cohesiveness. The intent of this Plan is that sign height, size and setback requirements that meet City Code requirements will not be restricted. Any request for height, size and setbacks that are not within City Code requirements must be identified during the neighborhood meeting.

Applicant's Responsibility

It is the intent of this Plan that property owners in the Plan area participate in early discussions with applicants to gain an accurate understanding of each proposed project or plan amendment before the applicant commits substantial resources for detailed architectural and engineering plans. The applicant shall comply with the above requirements for neighborhood meetings and the meetings shall be held within the time specified by the Community Development Department. Any failure to meet all of these requirements will result in the application not being heard at a public hearing until the requirements have been met. Applications for nonconforming uses and/or nonconforming zone changes that are not supported by the neighborhood are unlikely to be approved.

NEIGHBORHOOD MEETING REQUIREMENTS

Neighborhood Meeting is defined as a meeting held in a public place, such as a nearby Henderson recreation center, public library, local school, or similar public meeting place, after notification of all property owners within the boundaries of the Plan area plus any additional notification requirements as required by the Development Code for any proposed project requiring a Neighborhood Meeting. The private home of an individual does not meet the definition of a public place. Notification includes time, place, and agenda of the meeting. The Henderson Community Development Director must be notified of the date, time, and place of the meeting for the purpose of having a Community Development staff member present at the meeting.

No public hearing shall be held unless the Neighborhood Meeting and Notification Requirements have been met.

ZONING AND LAND USE

- In making its findings, Planning Commission and City Council will accord substantial deference to the Plan.
- Any approvals contrary to the Plan shall include a finding that the change will result in conditions equal to or superior to those of the Plan.
- Maintain RS-2-RNP (half-acre) zoning on all interior parcels (bounded by Serene, Manhattan, St Rose, Ivanpah, and Fletcher) with a Rural Neighborhood Preservation (RNP-2) land use classification.
- Projects on major streets must meet the dual purpose of serving primarily the immediate neighborhood and preventing adverse impacts on homes in the area.
- On all parcels between Eastern Avenue, Fletcher Road, Candelaria Street, and Presque Isle Street, support CC-MP/CC-PUD (Community Commercial), with the restriction that all commercial development must be approved either through the Planned Unit Development or Master Plan Overlay process, and further, that all development shall be subject to the Specific Zoning Requirements of this plan.
- On all parcels between St. Rose Parkway, Manhattan Road, Serene Avenue, and Edgemont Drive, support a zone change to CC-MP/CC-PUD (Community Commercial), with the restriction that all commercial development must be approved either through the Planned Unit Development or Master Plan Overlay process, and further, that all development shall be subject to the Specific Zoning Requirements of this plan.
- On all parcels fronting on St. Rose Parkway between Edgemont Drive and the city park at Southfork, maintain RS-2-RNP zoning, with the restriction that all development must be approved through the Master Plan or Planned Unit Development Overlay process and further, that all development shall be subject to the land use matrix in Exhibit C of this plan.

- The City, with input from the residents of Serene Country Estates, shall determine whether a need exists for City sponsored cultural facilities such as a senior center, and if so, shall consider placing them in the parcels adjacent to St. Rose Parkway.
- Maintain the Rural Preservation Neighborhood designation.

LANDSCAPING, BUFFERING, & AESTHETICS

- All property owners and developers shall adhere to the landscaping, setback, and design requirements adopted as Specific Zoning Requirements and Exhibit B of this Plan.
- Any requests for waivers to these regulations shall be processed as Waivers to the Master Plan Overlay or Planned Unit Development application and shall be mandated to hold a neighborhood meeting prior to a public hearing. Notification requirements shall be for the entire Plan area plus any additional notification requirements as required by the City Development Code, as described in the Plan Notification section.

Conflicting Regulations

Permitted uses, prohibited uses, restricted uses, limited uses and property development requirements shall be as reflected in this Serene Country Estates Neighborhood Plan. In the case of a conflict between the approved uses, property development guidelines and City ordinances, unless specifically approved as a project waiver, the more restrictive shall prevail.



CIRCULATION PLAN

Street Pattern for the Circulation Plan

1. Ivanpah Drive is closed between Fletcher Road and Presque Isle Street.
2. All east/west streets except Serene Avenue extend east to Manhattan Road or to the parcels identified in Specific Zoning Requirements, as applicable, and terminate on the west in cul-de-sacs with no vehicular access to the proposed/existing non-residential property/development as required by City Development Code.
3. The Fletcher right-of-way is intended to be used for public purpose/drainage channel, and not as a street, wherever specified by the City.
4. Goldhill Road, Jessup Road, and Kingston Road extend from Serene to Ivanpah.
5. East/West Rights-of-way east of Manhattan Road between Serene Avenue and St. Rose Parkway are vacated east of the Manhattan Road alignment.
6. East/West Rights-of-way west of the Fletcher Flood Channel terminate in cul-de-sacs.

Development Standards

1. As residential streets are added, each is designed and improved to rural road standards.
2. No non-residential use shall have a driveway onto any residential street or any residential access street. There shall be no direct vehicular access onto Candelaria, Manhattan, Fletcher, Presque Isle or Ivanpah Drive from any non-residential parcels. For the purposes of this restriction, Serene Avenue west of Fletcher and east of Manhattan is not a residential access street.
3. There shall be no residential overhead streetlights in conformance with the rural standards found within the Development Code.
4. Reduce the proliferation of curb cuts and median breaks on St. Rose Parkway by requiring complete internal roadway systems, including all necessary cross-easements, inside every project adjacent to St. Rose Parkway. The internal roadways should serve all non-residential and institutional land uses, including those directly abutting St. Rose Parkway. The design of St. Rose Parkway as it curves to the west from the south (near Edgemont) should allow access to the St. Rose Pkwy South parcels identified in Specific Zoning Requirements on the south and the commercial parcels to the north, and should allow vehicles to move north from the southern parcels to the commercial parcels between all properties without having to re-enter St. Rose Parkway.
5. Reduce the proliferation of commercial curb cuts on Eastern Avenue and St. Rose Parkway by requiring central access points from streets, inter-connected internal parking lots and drives, and parking cross-easements. For example, it is envisioned that through the PUD or Master Plan Overlay process, direct access onto Eastern Avenue may be limited to a total of three driveways between Candelaria and Ivanpah.

6. The rights-of-way for the cul-de-sacs shown in the Circulation Plan shall be dedicated to the city prior to issuance of a building permit on a given property. These cul-de-sacs shall be constructed to City specifications prior to issuance of an occupancy permit.
7. The City shall not waive half-street construction requirements necessary to meet air quality standards.
8. As trails pass through residential areas, private lands shall be buffered with a screen wall.

Criteria for Amendments to the Circulation Plan

As stated in the Plan Amendment section, all amendments to the Circulation Plan (including vacations) will require a Neighborhood Meeting and notification of the entire Plan area. The following criteria should be used by staff to evaluate requests for Circulation Plan Amendments:

- Discontinuous street patterns should be discouraged.
- The original street network plan should be retained as much as possible.
- Safe access to shopping, schools, and community amenities should be a primary consideration of the Circulation Plan.
- When the City Traffic Engineer determines their need, traffic-calming methods, such as entry monuments, landscape planters, lane narrowing, bike lanes, roundabouts, traffic circles, and surface variations, are encouraged as ways to discourage non-resident and cut through traffic and to slow all traffic passing through Serene Country Estates.
- Shoulder development techniques that do not rely on extending the pavement through the shoulder should be adopted.
- The applicant should provide justification that the vacation or amendment does not adversely impact traffic within the neighborhood.



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CIRCULATION MAP.

SPECIFIC ZONING REQUIREMENTS

Eastern Avenue Commercial Corridor Land Use Guidelines

The Eastern Avenue Commercial Corridor is defined as that area bounded by Eastern Avenue on the west from Candelaria Drive on the north to Ivanpah Drive/Presque Isle on the south and extending east to the Fletcher Road Alignment.

Residential Uses

- No new residential uses allowed

Commercial Uses

- No 24-hour Uses (except pharmacies, banks, government offices, and caretakers)
- No Taverns
- Drive-Through uses must be separated from residential access street(s) and other public rights-of-way abutting parcels designated with a residential land use classification by at least 300 feet.
- No Convenience Markets
- No Liquor Stores
- No Service Stations
- No Vehicle/Equipment Repair
- No Pawn Shops
- No Massage Studios as a primary use.

Notice/Amendments

- All non-residential development shall occur by Master Plan Overlay or commercial PUD.
- Any proposal to amend the zoning or any provisions of this Exhibit shall not be heard by the Planning Commission or City Council until after the proponent has held a Neighborhood Meeting and has considered the recommendations of the residents.
- Any proposal to allow a use specifically not allowed in this section will require the approval of a Conditional Use Permit (in addition to a Master Plan Overlay or commercial PUD for the development proposal) and shall demonstrate that the use would result in conditions equal to or superior to the adopted requirement.
- Notification requirements shall be consistent with this Plan and mailed notifications shall be sent to all property owners within the Plan area plus any additional notification requirements as required by the City Development Code.

Design Guidelines

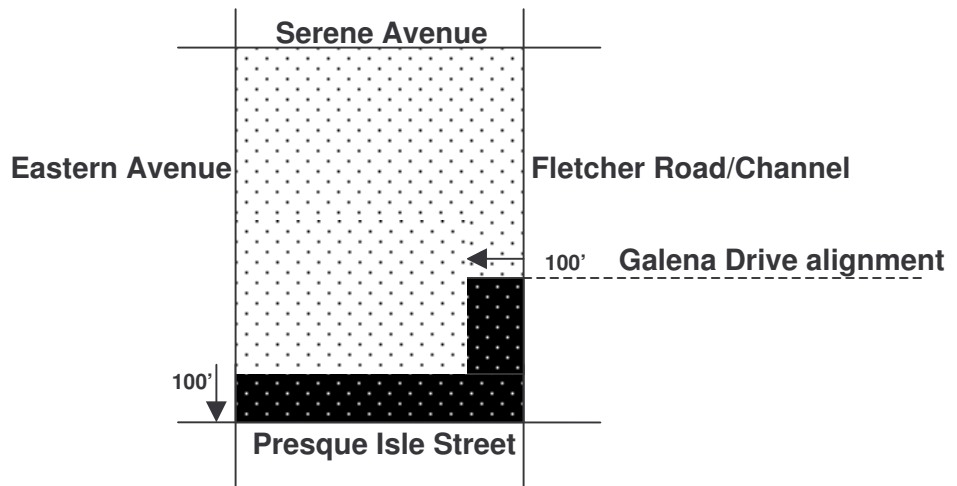
- Restaurant uses shall be separated from parcels designated with a residential land use classification by at least one retail or office business or a minimum of 300 feet.
- Except as specified herein, all development shall meet the requirements of the Development Code of the City of Henderson, as revised.
- Each PUD or Master Plan Overlay applicant shall mitigate the impact of non-residential development on residential land use property with an emphasis on neighboring residences and those abutting the Fletcher Channel alignment. This may include, but shall not be limited to, strict conformance to Outdoor Lighting requirements in the Development Code, increased setbacks, enhanced landscaping, and reduced building heights, including

architectural features. Enhanced landscaping shall include a minimum 6-foot-high decorative wall on top of the minimum 2-foot-high landscaped berm with 15 feet of landscaping on the residential side of the wall and 10 feet of landscaping on the non-residential side of the wall. The landscaping requirements will be in conformance with the Development Code.

- Lighting shall conform to the City Development Code.

Development Design

- Maximum non-residential building height shall be 24 feet for buildings within 100 feet of the easterly (Fletcher Road) and southerly (Presque Isle Street) commercial property lines for the properties south of Galena Drive. For buildings not within this 100-foot zone and all commercially zoned properties north of Galena Drive, building height may not exceed 35 feet. See diagram below. With an administrative approval, Section 19.7.1.J.2 of the Development Code allows 10 additional feet in height for certain architectural features (including towers, spires, and other design elements), so long as they do not occupy more than 25 percent of the total roof area of the building. This administrative approval may be given to buildings within the 24' maximum height area and the 35' maximum height area. "Height" is as defined by the Henderson Development Code. The building height must be on the plans shown to the neighborhood during any Neighborhood Meeting as required by this Plan.



- At least 50 percent of all non-residential roof area shall be sloped on each elevation. This is not intended to mean that all of the slope is to be located on one single building or isolated on one end of any building. The 50 percent of sloped roof shall be architecturally integrated throughout the entire commercial development.
- The design of development within the Commercial Corridor shall contain a common architectural theme and circulation pattern from Candelaria to Presque Isle. However, it is the intent of this plan that the development abutting Eastern Avenue avoid the exact appearance of the existing development south of Serene on Eastern. (Note: It is the intent of these guidelines that all development between

Candelaria and Presque Isle function as a single project or shopping center, regardless of owner or phase of construction.)

- The maximum building length is not specified as a set dimension. It is the intent of this plan, however, to create more freestanding buildings with depth-to-width ratios of approximately 1-to-3, rather than to create continuous, long buildings.

Landscaping / Wall Standards

- Landscape buffers shall be constructed and planted between the Fletcher Road alignment and commercial uses, and between Presque Isle Street and commercial uses, and shall contain a minimum 6-foot high decorative wall on top of a minimum 2-foot-high landscaped berm (Per Exhibit B).
- The landscaping and wall along Presque Isle Street/Ivanpah Drive shall be as follows:
 - a. 10-foot planting area behind the sidewalk.
 - b. No retaining walls.
 - c. No turf. 3-inch colored rock groundcover only.
 - d. Drought tolerant shrubs, planted so they are approximately matching the species and planting pattern on the south side of Presque Isle Street.
 - e. Canopy trees (no pines) with the lowest boughs nine feet above the sidewalk, approximately matching the species and density on the south side of Presque Isle Street.
 - f. Behind the landscaping, a solid six-foot high wall constructed on a two-foot-high landscaped berm (Per Exhibit B), continuous from the Eastern Avenue setback to the pump station wall, stuccoed and colored to match the Southfork subdivision wall south of Ivanpah.
 - g. The appearance of the Fletcher side decorative wall and landscaping shall be uniform end-to-end, and shall be architecturally compatible with the architecture of the commercial buildings. It is the intent of the Plan that the materials and color of the wall along Fletcher not only blend with the commercial center's architecture, but also match the commercial perimeter fence along Manhattan. Matching elements shall include 32" square pilasters on 30-foot centers, 11 courses high, consisting of 10 courses of CSR Mocha – or City approved equivalent – split-faced block with 1 course of CSR Cinnamon – or City approved equivalent – fluted block, matching white precast pyramid caps on pilasters and fencing, and fencing consisting of 8 courses of CSR mocha – or City approved equivalent – split-faced block with 1 course of CSR Cinnamon – or City approved equivalent – fluted block. (See Exhibit B)
- The residential side of the perimeter block wall shall be landscaped as follows:
 - a. Curbs and gutters shall be required, but no sidewalks.
 - b. The perimeter fence shall be constructed 15 feet back of right-of-way (20 feet back of curb).
 - c. Each non-residential developer shall plant Mondell Pines with 1.5-inch caliper trunks, at 15 feet on-center, using a 5-foot staggered pattern 5 feet and 10 feet from the fence.
 - d. All trees shall be irrigated and maintained and the exterior appearance of the fence shall be maintained by the non-residential parcel owner.
 - e. All ground areas between the curb and the fence shall be covered by a minimum 3-inch depth of medium gray and/or dark gray rock with a minimum size of 2 inches and a maximum size of 3 inches.

Traffic Standards

- Reduce the proliferation of commercial curb cuts on Eastern Avenue and St. Rose Parkway by requiring central access points from streets, inter-connected internal parking lots and drives, and parking cross-easements. For example, it is envisioned that through the PUD or Master Plan Overlay process, direct access onto Eastern Avenue may be limited to a total of three driveways between Candelaria and Presque Isle.

Sign Guidelines

- Freestanding signs shall not be approved without a Master Sign Plan.
- Lot splits, subdivisions, or PUDs creating parcels without Eastern Avenue frontage shall not be permitted without a Master Sign Plan that provides for visibility of signage serving parcels without Eastern Avenue frontage.
- Signage shall have a cohesive look throughout the Eastern Avenue Commercial Corridor and shall be subject to review consistent with City restrictions.
- Neighborhood meetings in accordance with the section “Neighborhood Meeting Requirements” shall be required prior to the issuance of a Master Sign Plan.



ST. ROSE PARKWAY EAST CORRIDOR LAND USE GUIDELINES

St. Rose Parkway East Corridor is defined as that area bounded by the Manhattan Road alignment on the west from Serene Avenue on the north to the St. Rose Parkway South on the south and extending east to St. Rose Parkway East.

Residential Uses

- No new residential uses allowed

Commercial Uses

- No 24-hour Uses (Except pharmacies, banks, government offices and caretakers)
- No Taverns
- Drive-Through uses must be separated from residential access street(s) and other public rights-of-ways abutting parcels designated with a residential land use classification by at least 300 feet.
- No Convenience Markets
- No Liquor Stores
- No Service Stations
- No Vehicle/Equipment Repair
- No Pawn Shops
- No Massage Studios as a primary use

Notice/Amendments

- All non-residential development shall occur by Master Plan Overlay or commercial PUD.
- Any proposal to amend the zoning or any provisions of this Plan shall not be heard by the Planning Commission or City Council until after the proponent has held a Neighborhood Meeting and has considered the recommendations of the residents.
- Any proposal to allow a use specifically not allowed in this section will require the approval of a Conditional Use Permit (in addition to a Master Plan Overlay or commercial PUD for the development proposal) and shall demonstrate that the use would result in conditions equal to or superior to the adopted requirement.
- Notification requirements shall be consistent with this Plan and mailed notifications shall be sent to all property owners within the Plan area plus any additional notification requirements as required by the City Development Code.

Design Guidelines

- Restaurant uses shall be separated from existing parcels designated with a residential land use classification by at least one retail or office business or a minimum of 300 feet.
- Except as specified herein, all development shall meet the requirements of the Development Code of the City of Henderson, as revised.
- Each PUD or Master Plan Overlay applicant shall mitigate the impact of non-residential development on residential land use property with an emphasis on adjacent residences

abutting the Manhattan Road and Serene Avenue alignments. This may include, but shall not be limited to, strict conformance to Outdoor Lighting requirements in the Development Code, increased setbacks, enhanced landscaping, and reduced building heights including architectural features.

- Enhanced landscaping shall include a minimum 6-foot-high decorative wall on top of the minimum 2-foot-high landscaped berm with 15 feet of landscaping on the residential side of the wall and 10 feet of landscaping on the non-residential side of the wall. The landscaping requirements will be in conformance with the Development Code.
- Lighting shall conform to the City Development Code.

Development Design

- Maximum non-residential building height shall be 24 feet, except that freestanding professional offices detached from retail may be 36 feet. Section 19.7.1.J.2 of the Development Code allows 10 additional feet in height for certain architectural features (including towers, spires, and other design elements), so long as they do not occupy more than twenty-five percent of the total roof area of the building. “Height” is as defined by the Henderson Development Code.
- At least 50 percent of all non-residential roof area shall be sloped on each elevation. This is not intended to mean that all of the slope is to be located on one single building or isolated on one end of any building. The 50 percent of sloped roof shall be architecturally integrated throughout the entire commercial development.
- Any freestanding office building exceeding 24 feet in height shall have a fully sloped roof. For the purposes of this condition, the term “fully sloped roof” shall allow a mechanical well, but shall appear from all sides as if the building has a complete, residentially-styled, pitched roof in conformance with the section on building height listed above.
- The design of the commercial development shall contain a common architectural theme and circulation pattern from Serene to Edgemont. (Note: It is the intent of these guidelines to ensure that all development between Serene and Edgemont appear to be a single project or shopping center, regardless of owner(s) or phase(s) of construction.)
- The maximum building length is not specified as a set dimension. It is the intent of this plan, however, to create more freestanding buildings with depth-to-width ratios of approximately 1-to-3, rather than to create continuous long buildings.

Landscaping / Wall Standards

- The landscape buffer between Manhattan Road and the commercial uses shall contain a minimum 6-foot high decorative wall on top of a minimum 2-foot high landscaped berm (Per Exhibit B).
- The appearance of the decorative wall and landscaping shall be uniform from end-to-end, and shall be architecturally compatible with the architecture of the commercial buildings. It is the intent of the Plan that the materials and color of the fence along Manhattan not only blend with the commercial center’s architecture, but also match the commercial perimeter fence along the Fletcher alignment. Matching elements shall include 32” square pilasters on 30-foot centers, 11 courses high, consisting of 10 courses of CSR Mocha – or City approved equivalent – split-faced block with 1 course of CSR Cinnamon – or City approved equivalent – fluted block, matching white precast pyramid caps on pilasters and walls, and walls consisting of 8 courses of CSR mocha – or City approved equivalent – split-faced block with 1

- course of CSR Cinnamon – or City approved equivalent – fluted block. (See Exhibit B.)
- The exterior (residential) side of the perimeter block wall shall be landscaped as follows:
 - a. Curbs and gutters shall be required, but no sidewalks.
 - b. The perimeter fence shall be constructed 15 feet back of right-of-way (20 feet back of curb).
 - c. Each non-residential developer shall plant Mondell Pines with 1.5-inch caliper trunks, at 15 feet on-center, using a 5-foot staggered pattern 5 feet and 10 feet from the fence.
 - d. All trees shall be irrigated and maintained and the exterior appearance of the fence shall be maintained by the non-residential parcel owner.
 - e. All ground areas between the curb and the fence shall be covered by a minimum 3-inch depth of medium gray and/or dark gray rock with a minimum size of 2 inches and a maximum size of 3 inches.
 - All ground areas between the curb and the fence shall be covered by a minimum 3-inch depth of medium gray and/or dark gray rock with a minimum size of 2 inches and a maximum size of 3 inches.
 - Buildings shall maintain a 50-foot setback from Manhattan and Serene, of which the first 25 feet on the residential side shall be landscaped. The landscaped area shall contain the minimum 6-foot decorative wall on top of the minimum 2-foot landscaped berm (per Exhibit B), with 15 feet of landscaping on the residential side of the wall and 10 feet of landscaping on the commercial side of the wall. The 15 feet of landscaping on the residential side shall be measured from the street right-of-way. The street-side landscaped area shall be 20 feet if no sidewalk is required.
 - As an option to the 50-foot setback on Serene east of Manhattan, the setback for professional offices with no retail may be reduced to 25 feet if there is no parking between Serene and the office building, and if the setback contains enhanced landscaping similar to the Whitney Ranch Professional Center at Sunset and Whitney Ranch Drive. If no parking is allowed and enhanced landscaping is installed, there shall be no requirement for a perimeter wall along Serene.

Traffic Standards

- Non-residential uses east of Manhattan shall be accessed from Serene Avenue and St. Rose Parkway only. There shall be no curb cuts or other direct access from Manhattan or Edgemont.
- Reduce the proliferation of curb cuts and median breaks on St. Rose Parkway by requiring complete internal roadway systems, including all necessary mutual access easements, inside every project adjacent to St. Rose Parkway. The internal roadways should serve all non-residential and institutional land uses, including those directly abutting St. Rose Parkway. The design of St. Rose Parkway as it curves to the west from the south (near Edgemont) should allow access to the St. Rose Pkwy South parcels identified in Specific Zoning Requirements on the south and the commercial parcels to the north, and should allow vehicles to move north from all parcels used for non-residential use to the commercial parcels between all properties without having to re-enter St. Rose Parkway.

Sign Guidelines

- Freestanding signs shall not be approved without a Master Sign Plan.
- Lot splits, subdivisions, or PUDs creating parcels without St. Rose Parkway frontage shall not be permitted without a Master Sign Plan that provides for visibility of signage serving parcels without St. Rose Parkway frontage.
- Signage shall have a cohesive look throughout the St. Rose Parkway East Corridor and shall be subject to review consistent with City restrictions.
- Neighborhood meetings in accordance with the section “Neighborhood Meeting Requirements” shall be required prior to the issuance of a Master Sign Plan.



ST. ROSE PARKWAY SOUTH PARCELS LAND USE GUIDELINES

St. Rose Parkway South Parcels are the approximate 12 acres on East St. Rose Parkway from Edgemont to the City Park, as follows:

- All parcels east of Leadville Road, south of Edgemont Drive, west of Manhattan Road, and north of South St. Rose.
- The east half of the approximate 5-acre parcel east of Kingston Road, south of Galena Drive, west of Leadville Road, and north of Hardin Drive.
- All parcels east of Kingston Road, south of Hardin Drive, and north of South St. Rose and Ivanpah Drive.

Permitted Uses

- Only those uses permitted within RS2-RNP land use designation

Notice/Amendments

- All non-residential development shall occur by Master Plan Overlay or commercial PUD.
- Any proposal to amend the zoning or any provisions of this Plan shall not be heard by the Planning Commission or City Council until after the proponent has held a Neighborhood Meeting and has considered the recommendations of the residents.
- Any proposal to allow a use specifically not allowed in this section will require the approval of a Conditional Use Permit (in addition to a Master Plan Overlay or commercial PUD for the development proposal) and shall demonstrate that the use would result in conditions equal to or superior to the adopted requirement.
- Notification requirements shall be consistent with this Plan and mailed notifications shall be sent to all property owners within the Plan area plus any additional notification requirements as required by the City Development Code.

Design Guidelines

- Except as specified herein, all development shall meet the requirements of the Development Code of the City of Henderson, as revised.
- All convalescent and other residential or quasi-residential and associated buildings shall have residential design characteristics (sloped tile roofs, etc.).
- No building within 100 feet of any property line adjacent to half-acre residential zoning shall be taller than one story. Building Height shall be in accordance with the RS-RNP (Single-Family Residential, Rural Neighborhood Preservation Overlay) zoning restrictions.
- A landscape buffer of 50 feet shall be maintained adjacent to half-acre residential zoning. The buffer shall consist of 15 feet of landscaping nearest the street, then a 6-foot decorative wall on a 2-foot berm, then 35 feet of landscaping in which no parking or trash enclosures may exist. Where the property line does not abut a street, but instead abuts a residential land use property, a wall shall be constructed at the property line and the setback shall be 50 feet of landscaping from the property line to the nearest building. No parking or trash enclosures shall exist within the 50-foot buffer.
- If any portion of these properties is developed for residential care or convalescent development, the entire area shall contain a common architectural theme.

Traffic Standards

- All non-residential uses shall be accessed from St. Rose Parkway only. There shall be no curb cuts or other direct access from any street on the interior of the residential neighborhood.
- If these parcels should develop as residential, they shall have no access to St. Rose Parkway.
- Reduce the proliferation of curb cuts and median breaks on St. Rose Parkway by requiring complete internal roadway systems, including all necessary cross-easements, inside every project adjacent to St. Rose Parkway. The internal roadways should serve all non-residential land uses, including those directly abutting St. Rose Parkway. The design of East St. Rose Parkway as it intersects curves to the parcels identified within the St. Rose Parkway South parcels on the south and the commercial parcels to the north, and should allow vehicles to move north from the St. Rose Parkway South parcels to the commercial parcels between all properties without having to re-enter St. Rose Parkway.

Standards for City Owned Properties not included Within This Section

- Standards for landscape buffers, block walls/fences, and setbacks will be decided upon by the collaboration of Serene Country Estates Neighborhood Alliance’s approved committees and the City of Henderson, but in no instance shall be less stringent than the standards provided for in this Plan for commercial properties. It is the intention of this Plan that these committees will work with the City of Henderson to reach a consensus decision on these items.
- All non-residential uses shall be accessed from St. Rose Parkway only. There shall be no curb cuts or other direct access from any street on the interior of the residential neighborhood.



EXHIBIT A

RURAL NEIGHBORHOOD PRESERVATION ZONING ORDINANCE

RESOLUTION NO. 2664

(CPA-2001-003802 – City of Henderson Comprehensive Plan Update)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, TO AMEND THE COMPREHENSIVE PLAN, COMPREHENSIVE PLAN MAP, SERENE COUNTRY ESTATES NEIGHBORHOOD PLAN, SERENE COUNTRY ESTATES NEIGHBORHOOD PLAN MAP, EAST LAKE MEAD CORRIDOR SPECIAL AREA PLAN, EAST LAKE MEAD CORRIDOR SPECIAL AREA PLAN MAP, AND WEST HENDERSON/SOUTH ENTERPRISE LAND USE PLAN, AND WEST HENDERSON/SOUTH ENTERPRISE LAND USE PLAN MAP OF THE CITY OF HENDERSON FOR THE PURPOSES OF ESTABLISHING NEW LAND USE DEFINITIONS OF RURAL NEIGHBORHOOD PRESERVATION ; TO REDESIGNATE CERTAIN LANDS WITHIN THE CITY OF HENDERSON AS RURAL NEIGHBORHOOD PRESERVATION AND OTHER MATTERS RELATED THERETO.

WHEREAS, the City of Henderson has made application to amend the Comprehensive Plan, Comprehensive Plan Map, Serene Country Estates Neighborhood Plan, Serene Country Estates Neighborhood Plan Map, East Lake Mead Corridor Special Area Plan, East Lake Mead Corridor Special Area Plan Map, West Henderson/South Enterprise Land Use Plan, and West Henderson/South Enterprise Plan Map to establish new land use definitions of Rural Neighborhood Preservation; to redesignate certain lands within the City of Henderson as Rural Neighborhood Preservation; and

WHEREAS, in accordance with Nevada Revised Statutes, the City of Henderson, Nevada, has deemed it necessary to amend the Plans and Maps; and

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

THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada, that the Plan and Map amendments be approved as follows and as depicted on exhibits A, B, C and D hereto attached, consisting of four pages:

RNP-1 RURAL NEIGHBORHOOD PRESERVATION (0-1 UNIT PER GROSS ACRE)

RNP-2 RURAL NEIGHBORHOOD PRESERVATION (1-2 UNITS PER GROSS ACRE)

The purpose of these land use categories is to preserve the rural character of the designated rural neighborhoods by identifying and maintaining the density unique to each of the rural neighborhoods in Henderson that have some or all of the following characteristics:

- Populated by residents with common interests in more open-space lifestyles than experienced in urban neighborhoods.
- Custom-built homes.
- No mandatory Conditions, Covenants and Restrictions (CC&R's) or homeowners associations.
- Suitable for keeping and riding horses as defined by code in a rural residential setting.
- Trail access to mountainous areas surrounding the city.
- Residential lots large enough to park boats, horse trailers, and other recreational vehicles behind the front setback line and having enough rear-yard area to construct accessory buildings, stables, tack houses, and other horse-related outbuildings.
- Residential densities low enough to allow substantially more physical separation between neighboring dwellings than typically found in urbanized areas.
- Modified pavement sections and few public streetlights and sidewalks.
- Less light pollution from fewer residential nighttime activities and house lighting in general.

Sites within the RNP-1 and RNP-2 land use category are subject to the Rural Neighborhood Preservation Regulations of the Development Code. Uses include low-density residential, natural open space, and trails. Sites with RNP land use designations may also be considered for conversion to a PS (Public/Semipublic) land use. Within the RNP-1 land use category, the following specific zoning districts are permissible:

- DH (Development Holding) District (1 unit per 5 gross acres)
- RS-1A (Single-Family Residential) District (1 unit per gross acre)
- PS (Public/Semipublic) District

Within the RNP-2 land use category, the following specific zoning districts are permissible:

- DH (Development Holding) District (1 unit per 5 gross acres)
- RS-1A (Single-Family Residential) District (1 unit per gross acre)
- RS-2 (Single-Family Residential) District (2 units per gross acre)
- PS (Public/Semipublic) District

RNP (RURAL NEIGHBORHOOD PRESERVATION) GOALS AND POLICIES

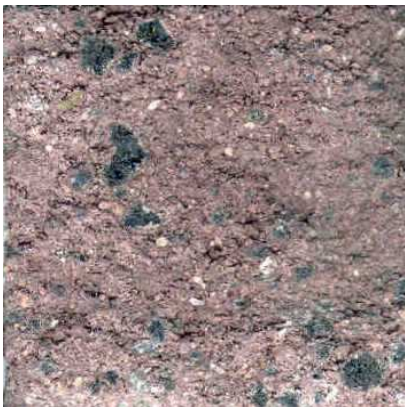
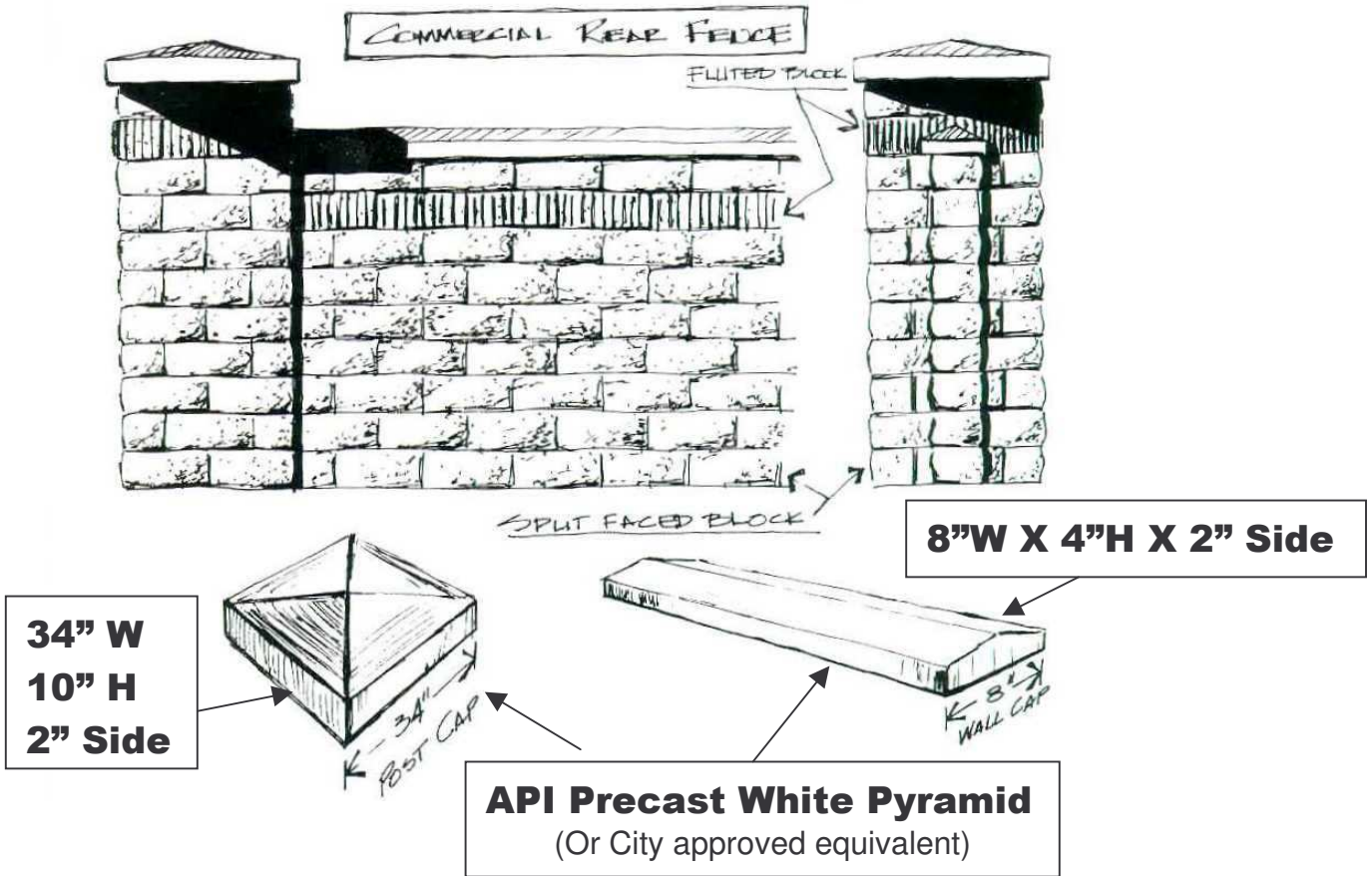
1. Goals
 - A. Protect existing residential uses from incompatible or unattractive uses.
 - B. Ensure that adequate public and private open space is provided.
 - C. Provide opportunities for low-density rural living as a lifestyle choice.

2. Policies
 - A. Establish standards for the physical development of the land to ensure compatibility with existing rural residences.
 - B. Require all applicants to seek neighborhood input through neighborhood meetings prior to presentation of any plan to the Planning Commission.
 - C. Approve only land uses and zoning that are aesthetically compatible with and designed in consideration of neighboring residences.
 - D. Approve only land use changes that meet this plan's adopted land use requirements.
 - E. Encourage the integration of existing and proposed equestrian and multiple-use trail systems, open space, and parks into rural neighborhood areas.
 - F. Except through approved project entrances, encourage access to new residential development from local residential streets, not arterial streets.
 - G. Provide opportunities for low-density rural living as a lifestyle choice.
 - H. Preserve existing rural neighborhood areas by encouraging vacant lots within these areas to develop at like densities.

END OF RESOLUTION

EXHIBIT B

FENCE DESIGN



CSR MOCHA - FIELD
(Or City approved equivalent)



CSR Cinnamon - Fluted
(Or City approved equivalent)

EXHIBIT C

1996 COMPREHENSIVE PLAN (EXCERPT)

LAND USE ELEMENT

Location and space are Henderson's primary assets. Its land resource management requires careful stewardship of its use/density balance. Development should be accomplished through partnering between the public and the city's private landowners.

Land development has been Henderson's primary business over the past decade. The advent of housing booms and industrial relocation in the community has heightened construction activity. Development of its land resources will continue to pace a dynamic Henderson into the twenty-first century.

Goals

Citizens have spoken clearly in setting land use goals for Planning Commission and City Council consideration. They support community economic diversification, distinctive neighborhood character, and manageable growth. They are also adamant in calling for compatibility with existing developments, protecting private property values, and maintaining Henderson's standards for residential quality.

This community is looking for more than project excellence. Developments should fit into an overall scheme of land use balance, judicious resource use, attention to established neighborhood character themes, and sensitivity to environmental considerations, as well as meeting quality construction and site improvement standards. Future land use developments are to be subjected to additional tests to determine how well they contribute to overall City expectations.

Community Commitment. Taking charge of the development of the City's limited land is a primary goal of the Comprehensive Plan. Residents and business people need to understand the advantage of living in a unified, well-planned Henderson, as well as the benefits to be gained from participating in decisions that affect their immediate neighborhoods. Familiarity with this Comprehensive Plan's goals and objectives is everyone's civic responsibility.

Public involvement begins with plan development and is nurtured by citizens who organize neighborhood improvement initiatives and who participate in Comprehensive Plan implementation monitoring activities. Constructive input to Council, Commission, and City staff (this means proposing better solutions...not simply opposing current practices) should become the public's principal role in the land development process.

Committed citizens who participate in planning processes – educated in Comprehensive Plan principles – provide essential input and support for the City’s land use decision makers. Representative local government depends on knowledgeable citizen/developer contribution and established, rational planning guidelines to effectively implement land use plans.

Henderson Character. Diversity, within orderly development strategies, is the City’s main development goal. While striving to maintain Henderson’s positive image as a wholesome living environment, this Comprehensive Plan also calls for creating a variety of neighborhood choices. An ideal plan for community growth includes establishing multiple markets. These markets would appeal to a full range of socio-economic populations and attract business investment from small business expansion to corporate relocation.

Lifestyle variations can help to determine a commercial or industrial identity as well as define a distinctive residential character. Henderson’s more urban neighborhoods invite office and retail users. Suburban housing areas accommodate light industry, warehousing, and garden-type commerce parks as transitions between residences and high traffic businesses. Master-planned peripheral communities can build in their own employment and shopping components to match their chosen style of housing market.

Growth Accommodation Management. Accepting quality growth as essential for future success, Henderson looks forward to continued growth. Land development goes hand-in-hand with the City’s functional plans, which include providing adequate transportation; ensuring water availability and air quality; designing municipal service/utility capacity; and reserving space for educational, recreational, cultural, and institutional uses. One of Henderson’s best tools for ensuring economical, orderly growth and development patterns is properly timing municipal improvements.

Sustained economic strength includes preparing for business expansion. Anticipating that commerce, employment, and tourism attraction will grow along with the City’s population, the Comprehensive Plan calls for spatial flexibility which reserves land in planned Centers. This land reserve will allow for additions with preplanned transition to ensure neighborhood compatibility.

Most importantly, growth accommodation goals stress a partnership between homebuilders and local government. Whether infill housing or master-planned community, residential construction represents sustained contribution to the City’s strong attraction as a hometown.

Regulatory Guidance. The City’s Development Code is to be referenced when planning land use. The regulatory document combines zoning, subdivision, and site design regulations in a single-source and requires further reorganization into a proactive Comprehensive Plan implementation tool. Provisions should be

tailored to Henderson’s unique conditions, as has been done with multi-family residential guidelines, to accomplish neighborhood balance.

In conjunction with updating the Comprehensive Plan, the Development Code is also being reviewed. Specific recommendations are intended to establish incentives for preferred types of development and property improvement features that follow Comprehensive Plan principles. Code revision philosophy is primarily motivated by flexible options to encourage development creativity – rather than rigid control.

Taken together, these Land Use Element goals help organize private and public initiatives for profitable, compatible development. In concert with the principles of other Elements, Henderson’s *Future Development Plan* seeks to guide development through transitions of land use and intensities that permit maximum use of Henderson’s infrastructure investment as well as to preserve residential living quality.



EXHIBIT D

LAND USE CLASSIFICATIONS SPECIFIED IN THE 1996 COMPREHENSIVE PLAN

Low Density Residential

This designation encompasses existing rural and single-family residential areas with densities ranging from two to six dwelling units per acre. Adjacent, undeveloped areas, including Federal land reserves, are depicted in this category.

Medium Density Residential

These areas consist of moderate density residential neighborhoods, generally ranging from eight to fourteen dwelling units per acre.

High Density Residential

Remaining residential areas are represented by this designation, ranging from 16 dwelling units per acre and more.

Commercial

Retail and service establishments, including offices, are contained within this designation.

Tourist Commercial

Hospitality and commercial tourist services, including hotels and resort developments, are identified by this category.

Business/Industry

This designation encompasses areas where business parks, light and heavy manufacturing, warehousing, general industrial uses, and industrial park developments are appropriate.

Public/Semi-Public

Parks, golf courses, commercial, recreational, and other open space acreages are included in this category.

Redevelopment Area

Central Henderson's redevelopment overlay district is shown.



EXHIBIT E

DEFINITIONS

- Access is defined as the ability to enter a site from and exit onto a roadway by motorized vehicle.
- “Conditions equal to or superior to” shall be defined as supported by neighboring property owners, including residential property owners, as meeting Development Code requirements, and as consistent with findings that are within the discretion of City Council. The burden of proof shall be on the developer, and neighborhood support shall weigh in the final determination by the Planning Commission and City Council.
- Neighborhood meeting is defined as a meeting held in a public place, such as a nearby Henderson recreation center, public library, local school, or similar public meeting place, after notification of all property owners within the boundaries of the Plan area plus any additional notification requirements as required by the Development Code for any proposed project requiring a Neighborhood Meeting. The private home of an individual does not meet the definition of a public place. Notification includes time, place, and agenda of the meeting. The Henderson Community Development Director is notified of the date, time, and place of the meeting for the purpose of having a Community Development staff member present at the meeting.
- Shall is defined as in law, that which is obligatory or necessary.

EXHIBIT F

PLAN RELATED CORRESPONDENCE

Copies of each piece of correspondence sent and received, and each exhibit contributed by the public are included with the draft booklets prepared for each member of the Planning Commission and City Council. The public correspondence serves as background information for the Planning Commission and City Council during the approval process. Following approval, all correspondence and exhibits are removed from printer's master copy. Thereafter, all correspondence sent or received during preparation of the plan is maintained by the Community Development Department in the appropriate application file.



INSERT SERENE COUNTRY ESTATES BOUNDARY MAP

INSERT SERENE COUNTRY ESTATES LAND USE INVENTORY

INSERT EXISTING AREA STREET PATTERN

INSERT WATER ATLAS MAP W051

INSERT WATER ATLAS W050

INSERT SEWER ATLAS S051

INSERT SEWER ATLAS S050