



Concept Plan Review

Application Form

Project Name Ocean & Water
 Project Location Ocean & Water
 Assessor's Parcel Number(s) 179-18-811-001
 Existing Zoning DX-MP-RD Proposed Zoning (if applicable) N/A Gross Acres 1.61
 Existing Land Use DCC Proposed Land Use (if applicable) N/A
 Intent of this Request _____

Propose a 25 lot single-family townhome community with the Water Street Downtown Master Plan District.

Property Owner
 Name CITY OF HENDERSON REDEVELOPMENT
 Address 280 S. Water Street City Henderson
 State NV ZIP Code 89052 Phone (702) 267-1515

Applicant
 Name Dave Cornoyer Company Greystone Nevada, LLC
 Address 9275 West Russell Road, Suite 400 City Las Vegas
 State NV ZIP Code 89145 Phone (702) 821-4683 Email david.cornoyer@lennar.com

Contact Person
 Name Tanya Steadham Company Westwood Professional Services
 Address 5725 W Badura Ave., Suite 100. City Las Vegas
 State NV ZIP Code 89118 Phone (702) 284-5300 Alternate Phone () _____
 Email lvproc@westwoodps.com

The person listed as contact will be contacted to attend staff reviews, answer questions regarding this application, provide additional information when necessary, and will receive a copy of the staff report prior to the Planning Commission meeting.

Ownership Disclosure
 Please list all individuals and entities with an interest in the applicant and the owners. Said list should include, without limitation, any and all general partners, corporate officers and managers of limited liability companies with an interest in the applicant and the owner.

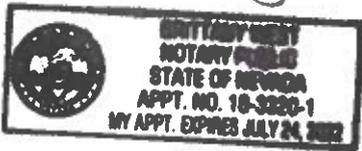
Name	Relationship/Position	% of Ownership
CITY OF HENDERSON REDEVELOPMENT		100

By signing this document I acknowledge that to the best of my knowledge the above list includes the names of all owners, officers, general partners, managers of limited liability companies, and all other ownership interests in either the applicant or owner. Only original notary accepted.

[Signature]
 Property Owner Signature

Anthony J. Molloy
 Print Name

NOTARY
 State of Nevada County of Clark
 This instrument was acknowledged before me by Anthony Molloy
 on 11/09/2021 (November 9, 2021)
Brittany West
 Notary Public



For Office Use Only	
CCPR#	<u>2021009079</u>
Accepted by	<u>TC</u>
Date	<u>11/22/21</u>
SAM#	<u>212</u>
DAAC Review	<input type="checkbox"/> YES <input type="checkbox"/> NO

LEN2010-000

November 22, 2021

City of Henderson
 Community Development Department
 240 Water Street
 Henderson, NV 89015



**Re: Ocean & Water
 Concept Plan Review Justification Letter
 APNs: 179-18-811-001**

On behalf of our client, Greystone Nevada, LLC, we respectfully submit this justification letter in support of a Concept Plan Review for the subject development located within the Water Street District of the City of Henderson Downtown Master Plan.

The subject property is comprised of approximately 1.61 acres and is located south of Basic Road, north of Ocean Avenue, and between Water Street and Nebraska Avenue. The applicant proposes to develop a 25-lot single-family attached residential community on the subject property. The proposed townhomes will consist of both front-loaded and alley-loaded products. The site is currently zoned for DX-MP-RD and has a land use of DCC from the Downtown Investment Strategy. The applicant does not propose to change the zoning or land use designation on the parcel.

Water Street District – Guiding Principles

The vision for downtown is an urbanized mixed-use district that is highly functional with enhanced housing options. The Downtown will be a showcase for sustainable development and excellence in urban design. The introduction of higher density housing will bring additional customers to downtown retailers and provide an added level of activity throughout the day and night.

Urban Design Principles for Water Street District

The Vision for a newly energized Water Street District is based upon a set of design principles aimed at addressing the need for new synergies among existing resources, higher levels of activity, an increase in the quality and number of public amenities, and improvements in the downtown circulation network. The Urban Design Principles are as follows:

1. Buildings and Land Uses – Foster a lively mix of uses that combine to re-establish Water Street District as the traditional center for the community and an interesting destination with a unique character and sense of place.
 - a. Strategically locate housing, commercial, retail, open space and entertainment uses within the Water Street District area to attract residents and visitors who will bring dollars to spend in local stores; office workers who create activity on the street; visitors drawn by unique entertainment; and businesses that offer a range of specialty products and services for the entire community.

- b. Provide for a variety of uses and architectural designs to create a vibrant and interesting public realm with a focus on pedestrian comfort and accessibility.
- c. Employ building types and land uses in ways that reinforce the function and flavor of Water Street District as a traditional center of the community.
- d. Follow best planning practices and incorporate sustainable building practices and features.

Response:

This project is strategically located in the heart of the Downtown Master Plan and proposes to offer residential uses on the ground floor of a vertical development within the Water Street District. This development will provide a seamless transition from the commercial/retail to the north and the large lot single-family homes to the south and west. The homesite Courtyards fronting Water Street offers an attractive feature supporting the pedestrian access and provides residents direct access to Water Street. The architectural design of these townhomes will be for the Urban homeowner living in an urban setting and will add flavor and pedestrian accessibility to the downtown community.

- 2. Circulation and Parking – Provide a truly “multi-modal” transportation network for Water Street District. Protect and enhance connectivity among sectors and focus on pedestrian comfort and accessibility to support walking, bicycling, and transit use.
 - a. Apply context-sensitive design principles (i.e., all decisions in transportation planning, project development, operations and maintenance should be responsive to the context in which these activities occur) to all roadways within the Water Street District area.
 - b. Establish and strengthen efficient circulation through the Water Street District area based upon a legible grid of distinctive arterial, collector, and local streets.
 - c. Provide strong pedestrian and vehicular connections throughout the Water Street District area to help facilitate safe and convenient access among different sectors and neighborhoods.
 - d. Build exceptional pedestrian environments and active public realms within all residential, commercial, and mixed-use sectors. Use landscaping and street furnishings to create a sense of place and unity within neighborhoods.

Response:

This open concept development within the Water Street District area proposes to have pedestrian access from Water Street and additional access points, where possible, from alleys and/or adjoining streets. There will be pedestrian connection throughout the site for efficient circulation. The proximity to downtown amenities like walking paths nearby and access to Basic and Water neighborhood park further strengthens the vision for an active pedestrian environment in an urban area. Internally, this project proposes additional amenities to the downtown area in the form of an outdoor gathering area with a trellis shade structure. In keeping with the vision for a reduction of parking in the Henderson Downtown District, this

project fulfills the off-street parking requirements with two-car garages (50 off-street parking spaces: 2 per unit). Additionally, although guest on-street parking is not required in the design guidelines, this project proposes seven (7) guest parking stalls with four (4) of these providing extended stalls for trucks and larger vehicle parking. To further the vision for active pedestrian environment, vehicular pass-through traffic from Water Street to Nebraska Avenue will be limited with the addition of an emergency access gate discouraging traffic through the site.

3. Public Infrastructure – Build on the physical, financial, and social assets and infrastructure of Water Street District and implement revitalization strategies that support current and new businesses.
 - a. Ensure adequate capacity in public infrastructure (sewer, water, electricity, natural gas) for current and proposed development within the downtown core and all sub-areas.
 - b. Continue to work with local businesses to make physical improvements that support the overall vision of renewal, invite further investment, and signal a commitment to the overall improvement of the area.
 - c. Hold special events to attract visitors and celebrate Water Street District as a central gathering place within the community.

Response:

This development shall provide transitions through building scale, architecture, and layout of land uses to mitigate impacts on the surrounding neighborhoods. Private zones designed for the Alley loaded lots will include plants from the approved plant palette for all materials that will grow to be six (6) foot or higher. Turf will also be located at least 3' from adjacent walls, and trees will be planted at least three (3) feet from sidewalks, curbs, driveways, fences, and walls (as per design approval). The proposed development is also close to the Municipal open-air event/festival/space on the Henderson government center complex, which offers easy pedestrian and resident access to that location.

4. Regulations and Design Guidelines – Promote new development opportunities – residential, office, retail, entertainment – that are consistent with the vision of Water Street District as the traditional heart of the community.
 - a. Improve zoning regulations for that include incentives for redevelopment consistent with the established vision.
 - b. Enhance Henderson Design Guidelines to ensure a high standard of quality development in all Water Street District residential, commercial, and mixed-use sectors.
 - c. Encourage development that inspires creativity and flexibility while balancing heritage with reinvestment.

Response:

Located in the historical community of the Downtown Water Street District, this development promises a cosmopolitan lifestyle with timeless design blended into the urban backdrop – just

minutes away from Henderson's world-class entertainment, fine dining, and premier downtown shopping. Designed by the award-winning architectural firm SDK Atelier, this collection of 25 townhome residences offers flexible floor plans to enhance the indoor and outdoor living concept with each accentuated by the proximity to the Downtown community. The design specifications require no building separation. However, this project proposes some buildings that are 11 feet apart to further encourage pedestrian circulation. The Architectural design of the homes compliments the aesthetic design of existing residential neighborhoods in the Water Street District. The project brings a level of fully-serviced urban living to the City of Henderson.

We believe that the proposed development is consistent with the overall intent of the Water Street District design principles within the Downtown Master Plan and will reinvigorate the downtown area physically, socially, and economically.

Please contact our office if you have any questions or require additional information. Thank you for your consideration of this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Matt Key
Project Manager

CC:

Dave Cornoyer, Lennar

Todd Steadham, Westwood