



KYLE CANYON SPECIAL AREA PLAN

**24-0615-DIR1
ITEM 43
PLANNING COMMISSION
MARCH 11, 2025**

Submitted At Meeting

Date 3/11/25 Item 43

By: Staff

Ref: 21044
Date 3/1/22 Item #3
Submitted at meeting

2050 MASTER PLAN

- Adopted in July 2021, amended September 2022 (22-0294-GPA1)
 - Develops a clear vision and framework for the future of Las Vegas
 - Provides strong direction and practical guidelines for future development
 - Provides recommendations that are implementation-focused, relevant, clear, and adaptable to change
- Land Use Goals, Outcomes, Actions
 - Adoption of special area plans with community support

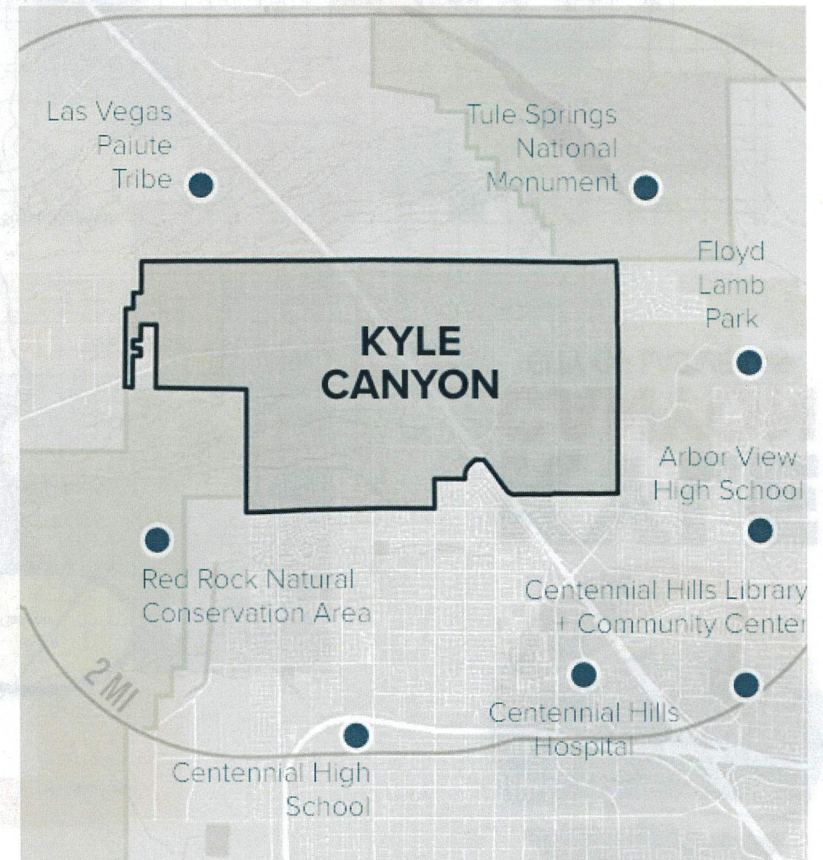
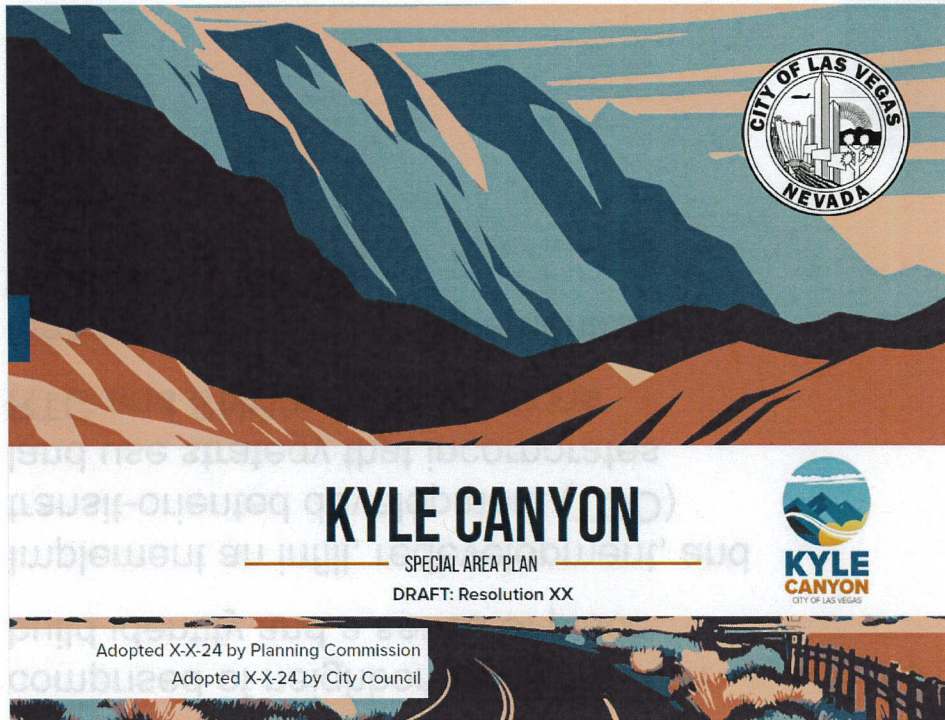


AREAS OF THE CITY

- 16 unique planning areas, each comprised of neighborhoods that can build identity and a sense of place.
- Implement an infill, redevelopment, and transit-oriented development (TOD) land use strategy that incorporates RTC and SNWA considerations
- Geographical-based implementation teams + strategies

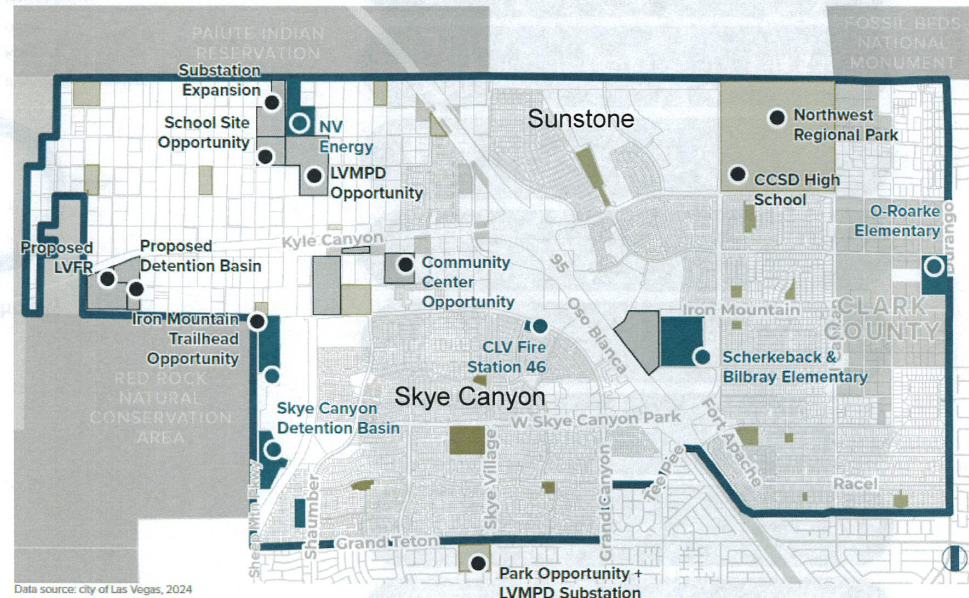


KYLE CANYON SPECIAL AREA PLAN



KYLE CANYON

- Kyle Canyon is comprised of developing and existing master planned communities and undeveloped land.
 - Skye Canyon
 - Sunstone
- Northwestern gateway to Las Vegas Valley and Spring Mountains
- Community challenges:
 - Fast growth area
 - Housing types and costs
 - Socio-economic changes
 - Infrastructure, lack of services, employment areas, and amenities



COMMUNITY PROFILE

2050 MASTER PLAN

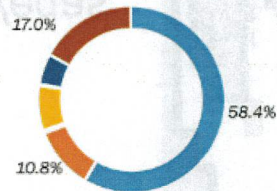
2050 PROJECTIONS

- Population: 47,063
- Total New Housing Units: 10,142 (8,238 Single family / 1,904 Multi family)
- New Commercial (1,000 GSF): 639,992
- Housing Density: 4.19 dwelling units / acre
- Population Density: 8,748 residents / square mile

DEMOGRAPHICS

- Current population: 13,291 ▼
 - Largest Age Group: 35 - 44 years (2,420) ▲
 - Persons per household: 3.33 ▲
 - Single Family Dwellings: 3,894 ▼
 - Multi-Family Dwellings: 380 ▼
 - Median Household income: \$82,137 ▲
 - Median rent / mortgage: \$1,368 / \$1,648 ▲
 - Housing tenure: 29.3% rent / 70.7% own ▲
 - Attained High School Diploma: 95.7% ▲
 - Attained Bachelor's Degree: 29.1% ▲
 - Unemployment rate: 7.5% ▼
 - Housing Density: 1.24 dwelling units / acre ▼
 - Population Density: 2,471 residents / square mile ▼
- ▲ Above / Below citywide average

Race & Ethnicity



- White
- Black/African American
- American Indian/Native American
- Asian
- Native Hawaiian/Pacific Islander
- Other
- More than one race
- Latino/Hispanic

SERVICE

NEEDS



PARKS (ACRES)* **EST. 500**



SCHOOLS **3**



FIRE (FACILITIES) **2**



POLICE (FACILITIES) **1**



COMMUNITY CENTER **1**



LIBRARY **1**



HOUSING (UNITS) **14,500**



MIXED-USE (ACRES) **150**

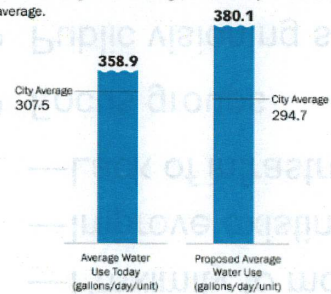
*New developments (Northwest Regional Park, Skye Canyon) cover some or all of these needs

COMMUNITY PROFILE

2050 MASTER PLAN

WATER USAGE

The average water consumption of residents in the planning area will increase with the currently approved developments. If the area develops with denser, more traditional neighborhood design, that will help lower the average.



JOB SUPPLY IN DISTRICT

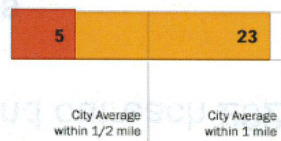
Average job opportunity per residential unit in the planning district



*equivalent of one full-time worker per unit

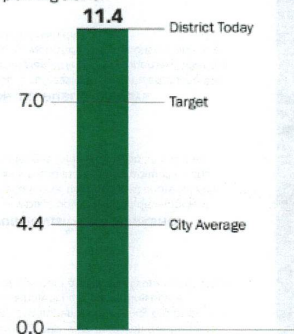
JOB PROXIMITY

Average job opportunity in proximity to the planning district



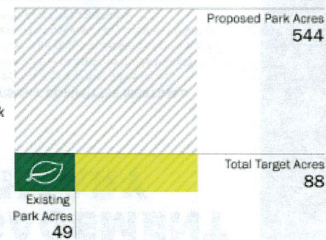
PARK ACCESS

Acres of accessible park space per 1,000 residents within 1/4 mile of the planning district



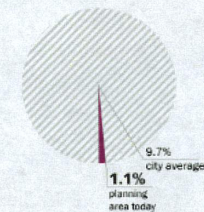
PARK ACRES NEEDED TO ACHIEVE TARGET

Even with the place type model assumption of additional potential park acres, Kyle Canyon still falls short of the target.



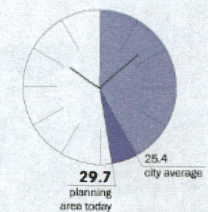
VEHICLE OWNERSHIP

Percentage of households without cars within the district



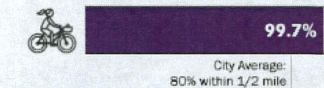
COMMUTE TIME TO WORK

Average commute time (in minutes) within the City

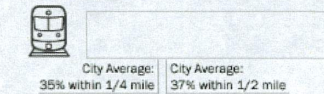


TRANSPORTATION ACCESS & EQUITY

% of residents in planning area within 1/2 mile of bike facility



% of residents in planning area within 1/4 or 1/2 mile of transit stop



OUTREACH

- Community Surveys and outreach 2023-24
 - Quiet neighborhoods
 - Open space
 - Proximity to mountains
 - Improve existing development
 - Lack of infrastructure
- Focus groups
- Public visioning session
- Advisory Committee of community members, and leaders within the community.

ENGAGEMENT SUMMARY

3

ADVISORY COMMITTEE MEETINGS

The advisory group met three times throughout the process to guide the plan's direction. The group consisted of community leaders, advocacy groups, business owners, and non-profit organizations.

12

FOCUS GROUPS

Focus groups were held with developers, city departments, community organizations, government partners and resource management groups to ensure coordination.

1

PUBLIC VISIONING WORKSHOP

The workshop envisioned development scenarios for the northwest corner of Kyle Canyon and identified opportunities and challenges for Kyle Canyon as a whole.

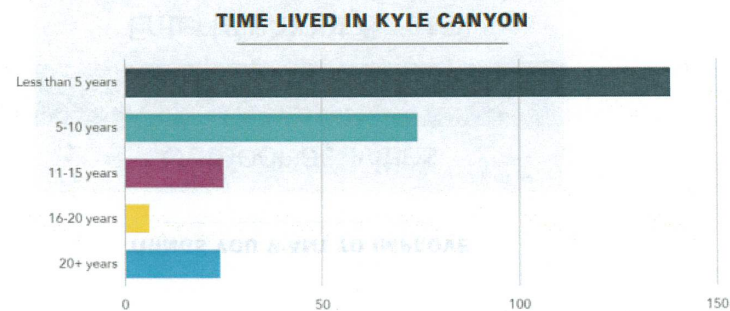
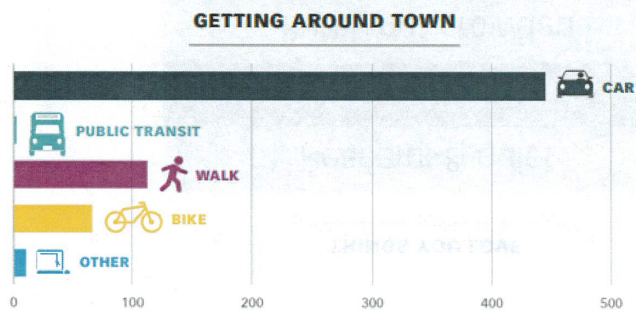
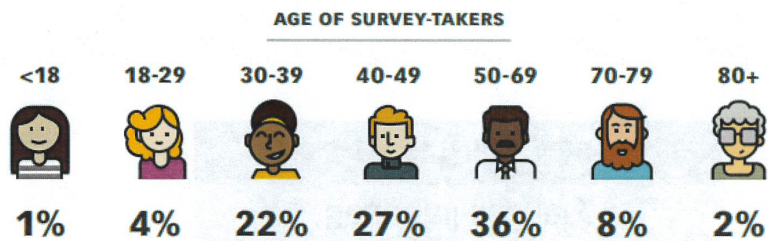
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ONLINE PUBLIC SURVEYS

Public surveys were advertised during the initial plan kickoff (638 responses), after the public workshop (144 responses), and after the first plan draft.



OUTREACH



OUTREACH

THINGS YOU LOVE

Peaceful & quiet
Nature
Rural, not crowded
Walkability
Beautiful scenery
Access to trails & parks

THINGS YOU WANT TO IMPROVE

Outdoor activities
Beautification
Entertainment & retail
Non-motorized transportation
Public safety
Improve existing development

OUTREACH

Public Engagement invited input from the public, staff, officials, and stakeholders, to hear values and needs of Kyle Canyon that build toward achieving a shared Community Vision:

The Kyle Canyon Area Plan will guide development of a cohesive connected community that provides resilient infrastructure, resource management, and serves as a gateway to Mount Charleston and the city of Las Vegas. As the gateway to Mt. Charleston, the Kyle Canyon area is poised to take full advantage of Las Vegas' outdoor resources while providing a vibrant, resilient community for the valley's adventure minded residents. With views of the heights and the lights, this commitment embodies the city's future.



FIVE BIG IDEAS

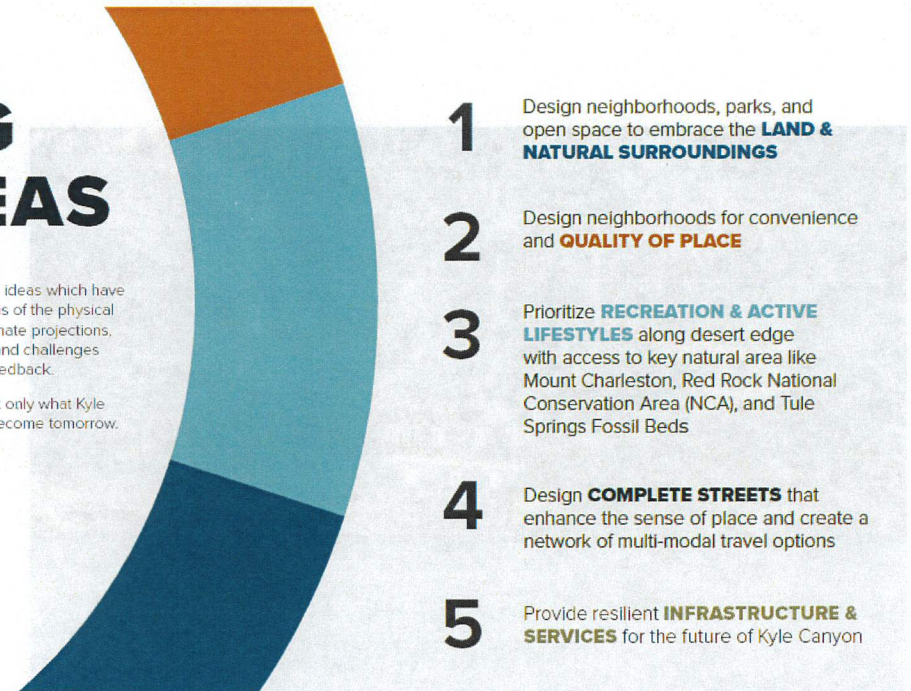
- The Kyle Canyon Special Area Plan prioritizes five thematic 'Big Ideas':

- Embrace the land and natural surroundings
- Design for quality of place
- Prioritize outdoor recreation
- Ensure safe complete streets
- Provide resilient infrastructure and services

5 BIG IDEAS

This area plan is based on five big ideas which have been carefully crafted from analysis of the physical landscape, community culture, climate projections, population growth, opportunities and challenges facing the area, and community feedback.

The following pages celebrate not only what Kyle Canyon is today, but what it can become tomorrow.



LAND – PLACE – REC – STREETS - INVEST



- *All development, right of way, parks, and neighborhoods in the Kyle Canyon should reduce nighttime lighting, use of wrought iron, metal, or ornamental fencing in-lieu of solid-block walls, incorporate drought tolerant native or adaptive landscaping that increases tree canopy coverage. All species with low resistance to identified climate hazards, according to the city's Urban Forestry Program and SNWA Regional Plant list standards should not be approved.*

LAND – PLACE – REC – STREETS - INVEST

- Native & Adaptive Plants
 - Drought tolerant, SNWA approved species
- Design with the Land
 - Context sensitive development adjacent to Tule Springs NM, Red Rock Canyon NCA, and tribal lands
 - Flood control



LAND – PLACE – REC – STREETS - INVEST

- Range of housing opportunities
- Provide nodes for commercial and mixed-use space
- Land use and density
- Placemaking



LAND – PLACE – REC – STREETS - INVEST

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Durango, Stations Casino



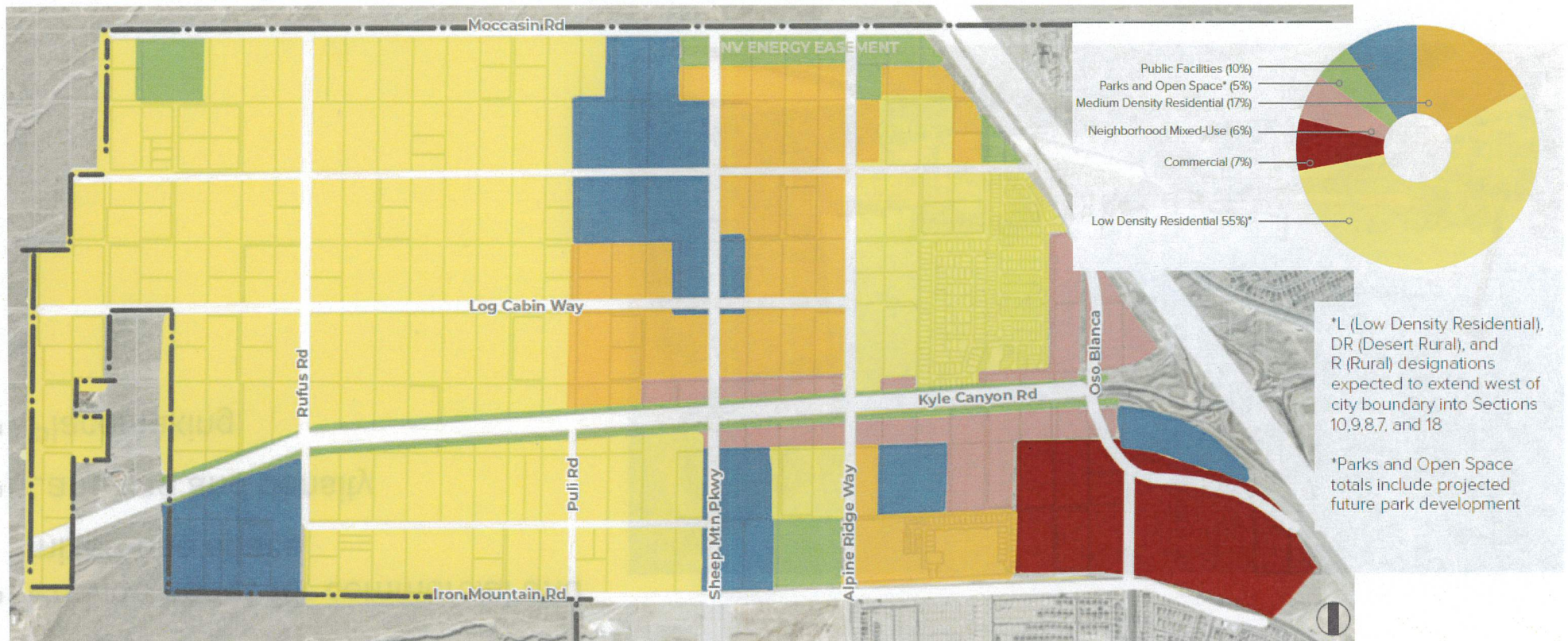
The District, Green Valley Ranch

LAND – PLACE – REC – STREETS - INVEST

- Range of housing opportunities
- Provide nodes for commercial and mixed-use space
- Land use and density
- Placemaking



LAND - PLACE - REC - STREETS - INVEST



Range of potential opportunities

BRVCE 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030

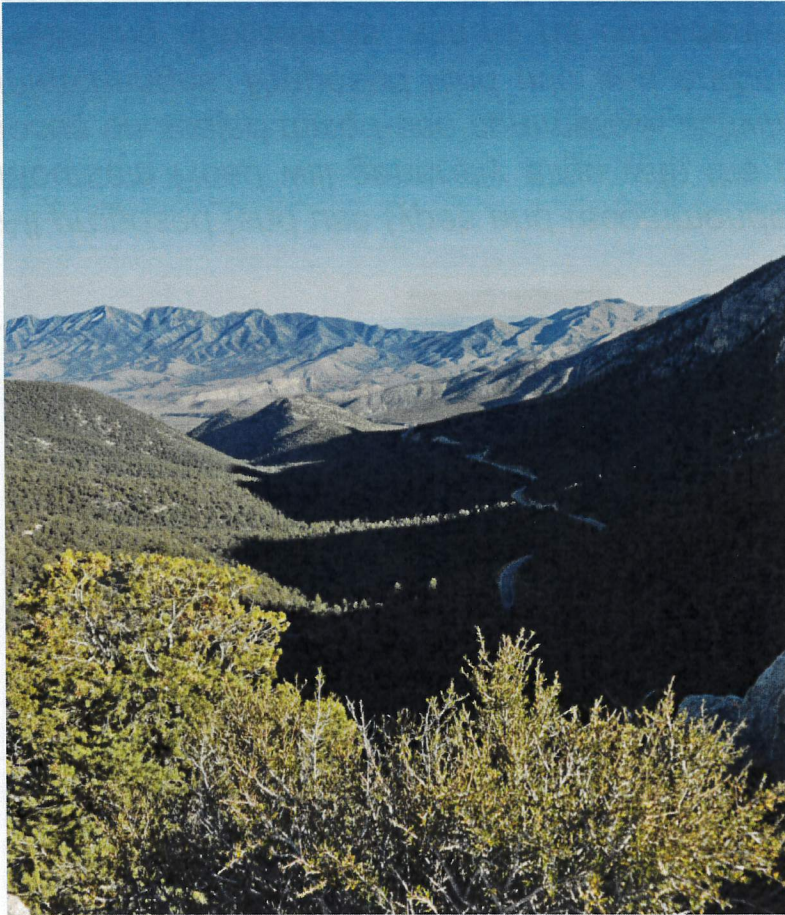
LAND – PLACE – REC – STREETS - INVEST

	2050 Plan Use Type	General Plan Category	Compatible Title 19 Zoning	Description	Dwelling Unit/Acre	Total Units
	COMMERCIAL	SC (Service Commercial)	C-1, O, P-O	Low intensity commercial offices, business, or retail	N/A	N/A
	NEIGHBORHOOD MIXED-USE	NMXU (Neighborhood Mixed-Use Center)	C-1, C-2, R-3, R-4, C-V	Moderate intensity neighborhood-oriented mixed use	10-25	1,183
	MEDIUM DENSITY RESIDENTIAL	ML (Medium Low), M (Medium), MLA (Medium-Low Attached)	R-TH, R-2, R-3, R-4	Multi-family housing, attached single family housing, and small lot detached single family housing. Site and building design complementary to surrounding context	8-12.5	2,620
	LOW DENSITY RESIDENTIAL	ML (Medium Low), L (Low)	R-E, R-1, R-SL, R-CL, R-2	Single family housing, attached and detached homes, compact to small lots	4-8.5	2,494
	PUBLIC FACILITIES	PF (Public Facilities)	C-V	Public and semi-public buildings and facilities, civic uses and spaces, infrastructure, and utilities	N/A	N/A
	PARKS & OPEN SPACE	PR-OS (Open Space)	C-V	Parks, recreational facilities, golf courses, open spaces, trails, and civic spaces	N/A	N/A
TOTAL					4,000-7,500	

Unit count range estimated using the lowest and highest dwelling unit/acre value to produce a range of low to high density build out scenarios.

All proposed land use types and recommended transitional densities west of US 95 (I-11) and north of Iron Mountain Road will generally align with the proposed Kyle Canyon Proposed General Plan map, with a focus on scaled mixed-use commercial activities at I-11 and the Kyle Canyon Road and Skye Canyon Park interchanges. Proposed land use and entitlement applications, including General Plan Amendments and Rezoning applications, should be considered and be recommended for approval or denial based on an application’s consistency with this policy.

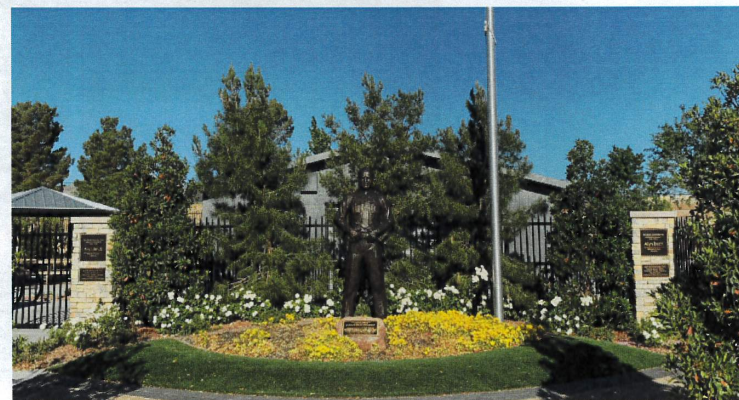
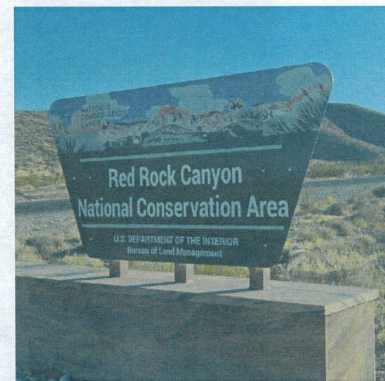
LAND – PLACE – REC – STREETS - INVEST



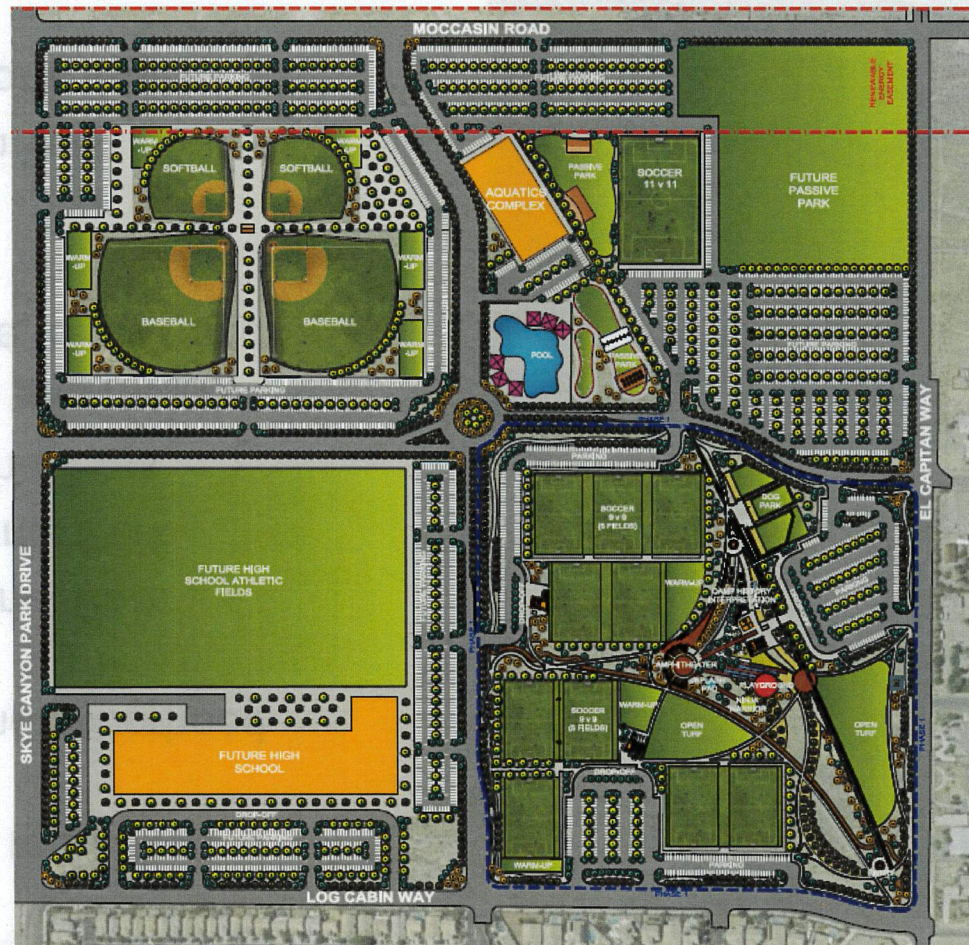
Parks and recreational activity should complement desert edge activities. Where possible, public and private parks and trails should embrace outdoor recreation opportunities and connections to the Spring Mountain National Recreation Area, Red Rock Canyon National Conservation Area, Tule Springs Fossil Beds National Monument, and adjacent areas of the city.

LAND – PLACE – **REC** – STREETS - INVEST

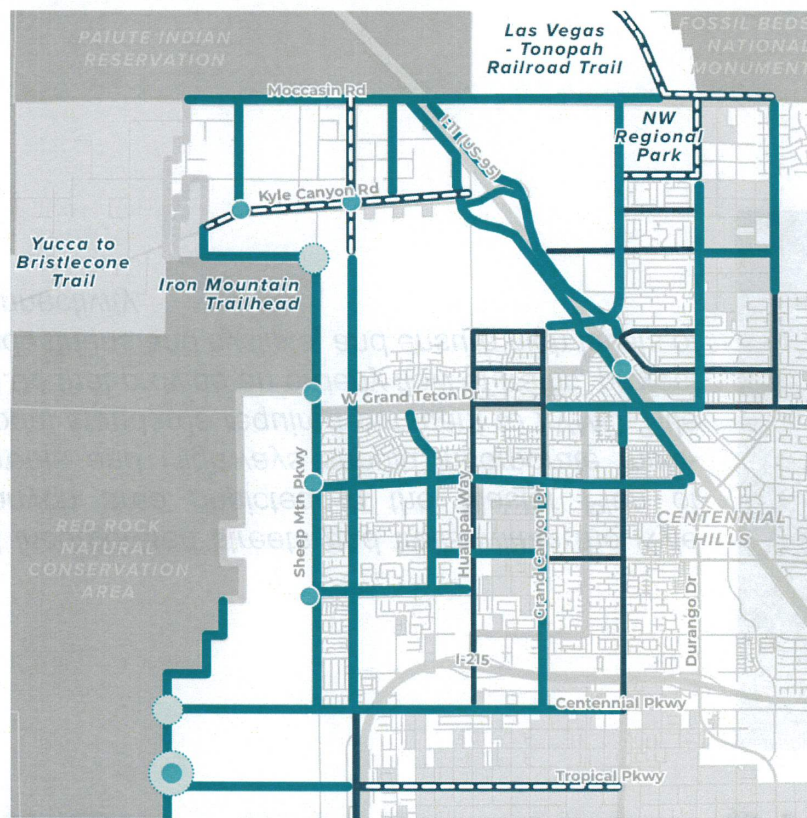
- Increase parks and recreation opportunities
 - Incorporate into neighborhood design
 - Alyn Beck Memorial Park
 - Igor Soldo Memorial Park
 - Northwest Regional Park
- Ensure open space and public lands are accessible to park and trail system
 - Trailheads
 - Vegas Valley Rim Trail
 - Yucca to Bristlecone Trail



NORTHWEST REGIONAL PARK



TRAIL SYSTEM



“ I AM AN AVID MOUNTAIN BIKER
AND I WANT TO BE ABLE TO
ACCESS THE TRAILS FROM MY
NEIGHBORHOOD”

Advisory Meeting #2

LAND – PLACE – REC – **STREETS** - INVEST

All incorporated streets and trails within the Kyle Canyon area depicted in the Master Plan of Streets and Highways should incorporate multi-modal standards required pursuant to LVMC Title 19.04 that provide an orderly flow of traffic, protect pedestrians and cyclists, and ensure high levels of connectivity.



LAND – PLACE – REC – **STREETS** - INVEST

- Design streets for people
 - Vision Zero / Safety for pedestrians, bicyclists, and motorists
 - Incorporate grid into design
 - Street hierarchy
 - Master Plan of Streets
- Ensure access to regional connections through carpooling and transit
- Support transportation electrification



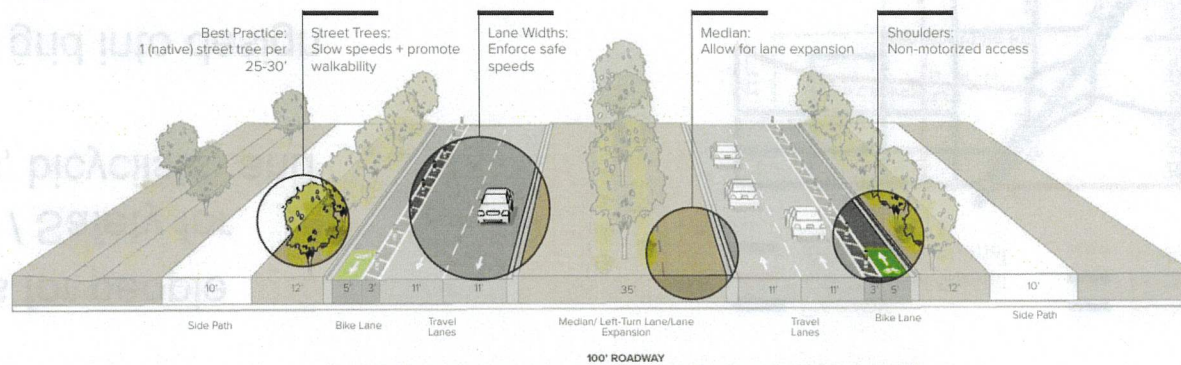
CLV Master Plan of Streets and Highways



NV-157 / KYLE CANYON ROAD

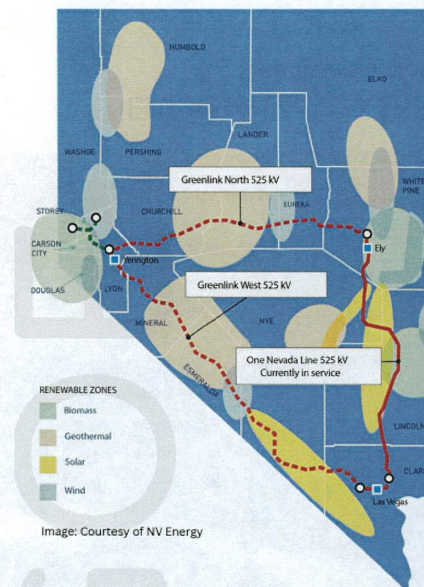


*MPH listed are recommended speeds



LAND – PLACE – REC – STREETS - INVEST

Development within the Kyle Canyon area should generally be phased to prevent leapfrog development to ensure necessary infrastructure, including LVVWD water facilities, sewer lines, regional flood control facilities, energy, telecommunications, police and fire services, and other services provided by the city of Las Vegas or regional entities, is adequately provided. The Northwest Substation, Greenlink West and branch transmission lines, and all development sharing a property line with these facilities should provide additional landscaping, buffering, or mitigating measures to reduce aesthetic impact.



LAND – PLACE – REC – STREETS – INVEST

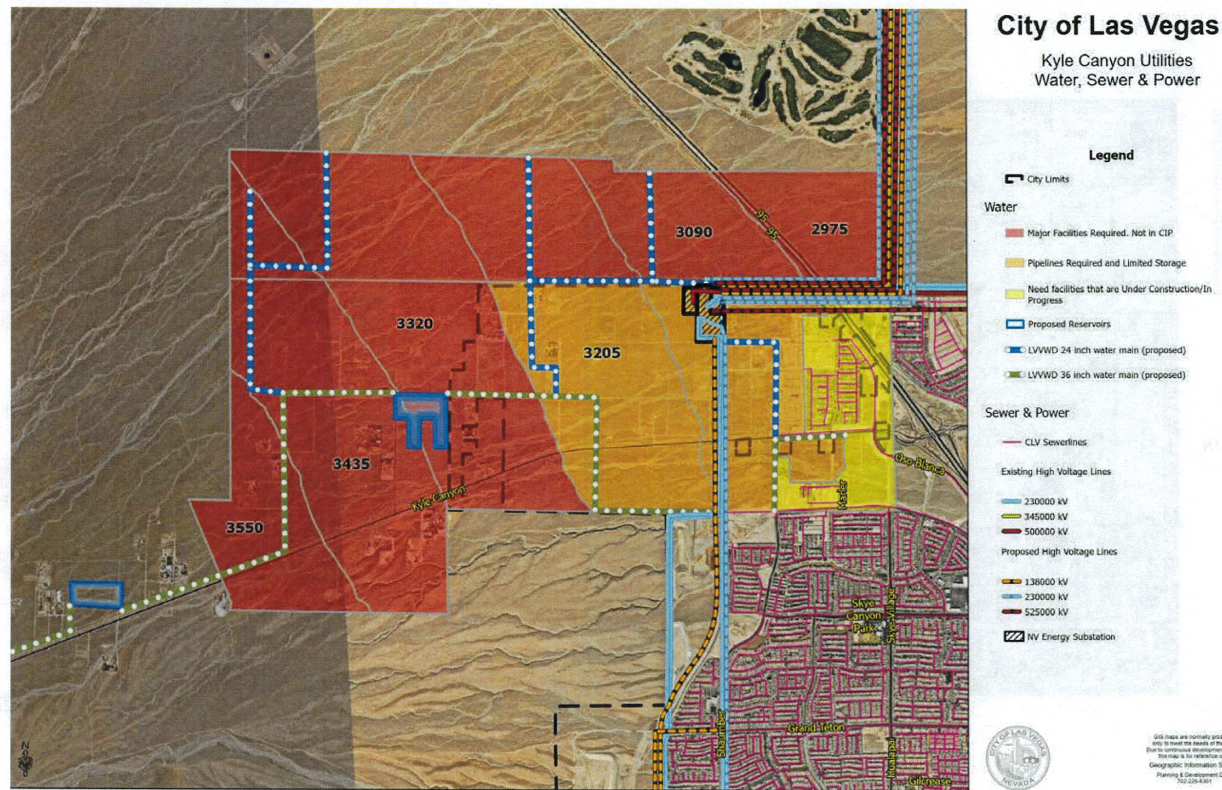
- Mitigate known community risks
 - Ensure coverage for health and safety
 - Fill gaps in City facilities and public services as growth continues
 - Schools
 - LVMPD substation
 - LVFR fire station coverage
 - Invest in future ready infrastructure (SID + other capital investments)
 - LVVWD water
 - City of Las Vegas sewer
 - RFCD flood
 - Energy
 - Road and other improvements
-



Estimated cost: >\$650 million (2024)

*See Kyle Canyon Appendix

LAND – PLACE – REC – STREETS - INVEST



WATER

NW 3090-3205 Pressure Zones

- Total 2024 Estimated Cost of Required Water Infrastructure = \$45.7M
- 5 MG Log Cabin 3205 Zone Reservoir
- (2) PRVs
- Inlet/Outlet and Transmission Pipelines

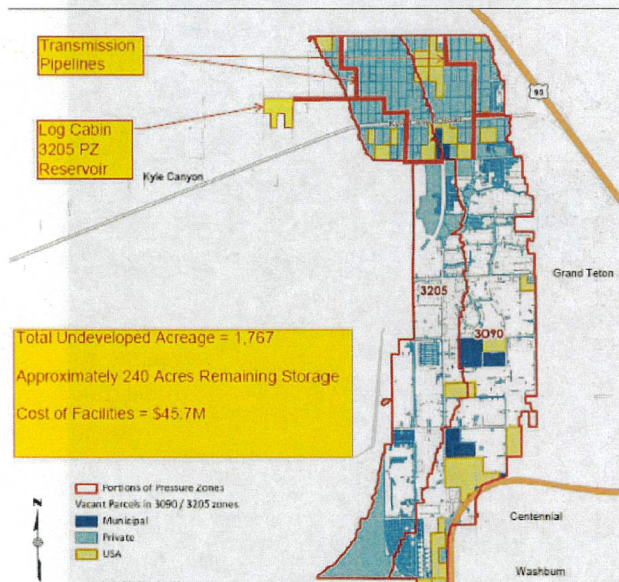
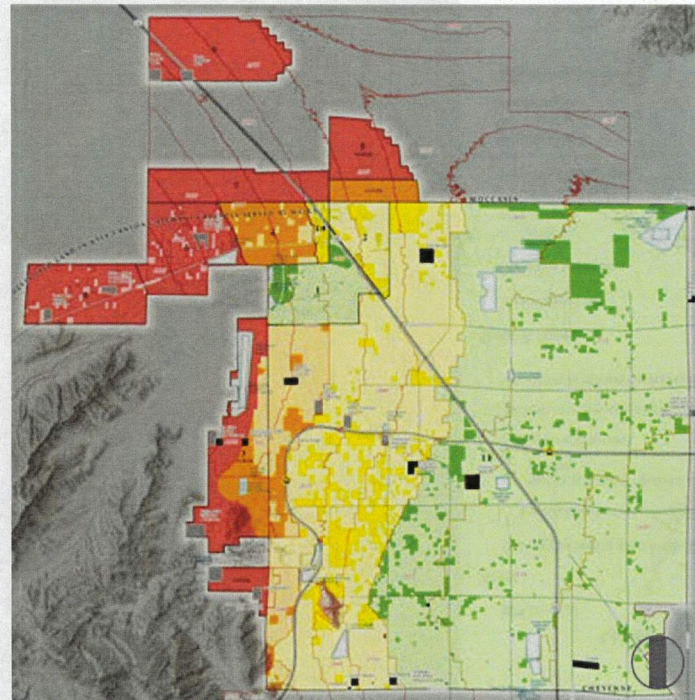
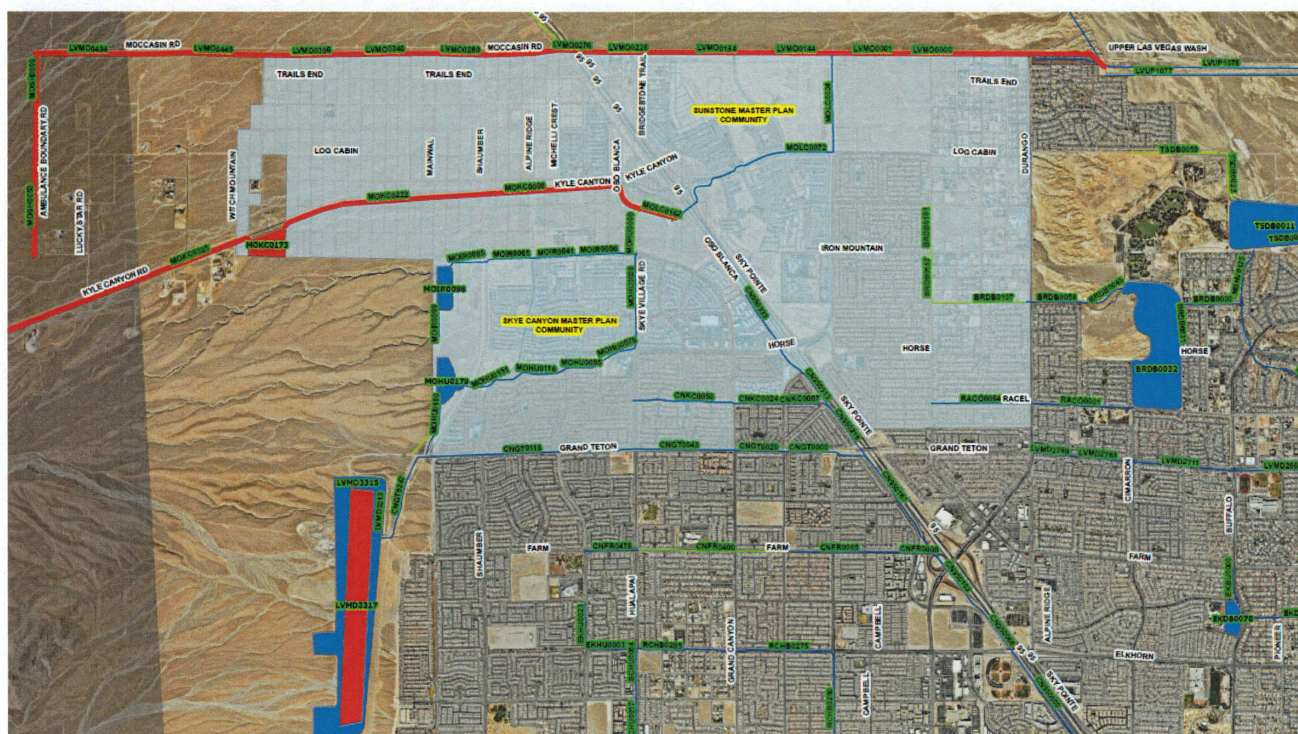
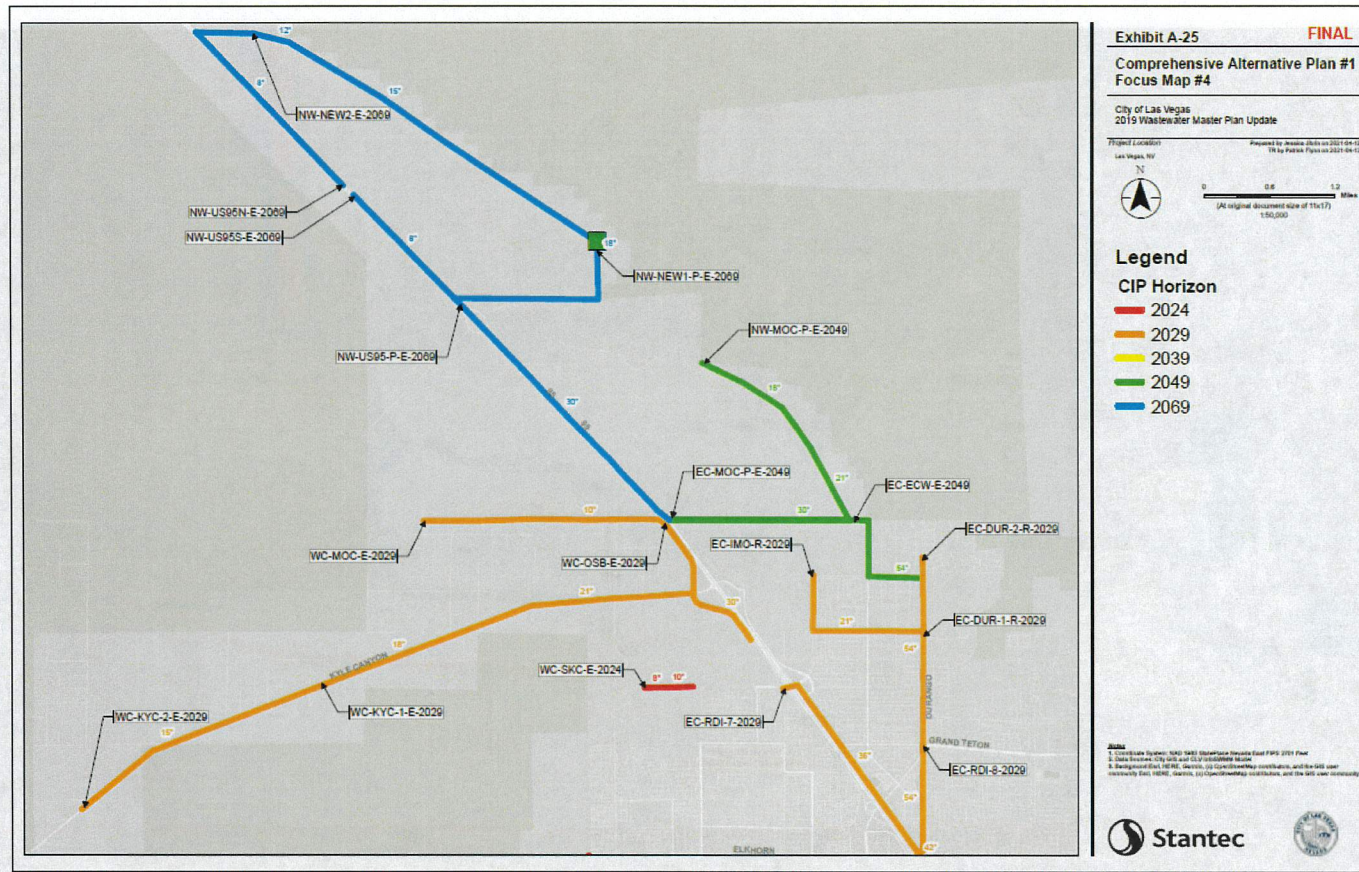


Figure 2 – NW Area 3090-3205 Pressure Zones





SEWER



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FLOOD CONTROL

