

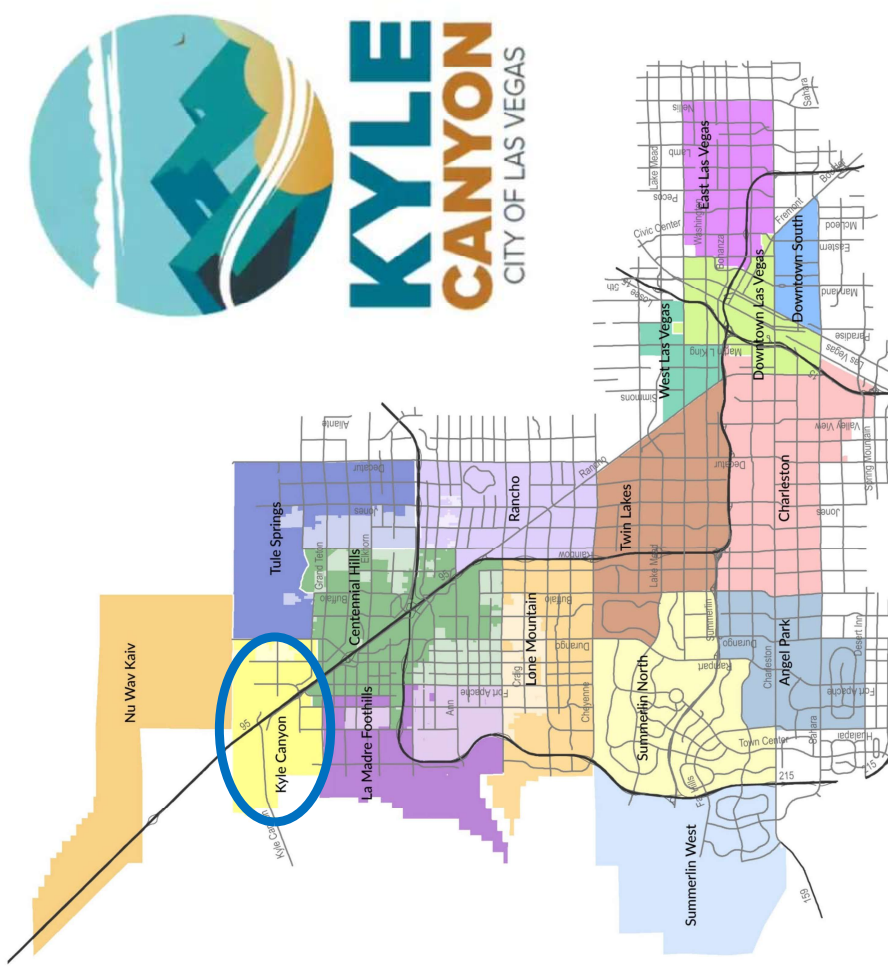
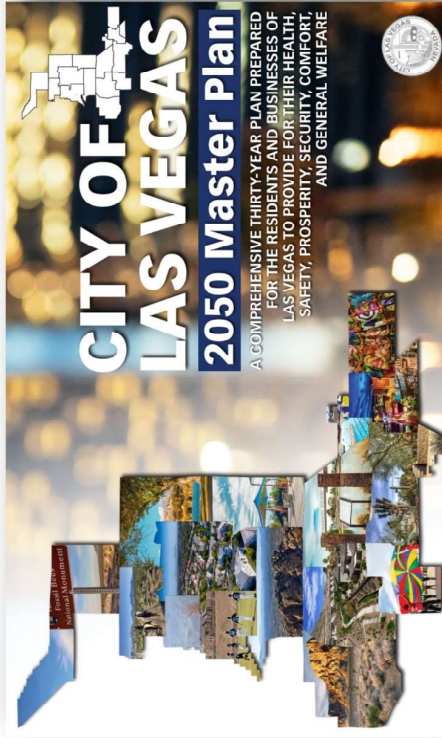


KYLE CANYON SPECIAL AREA PLAN

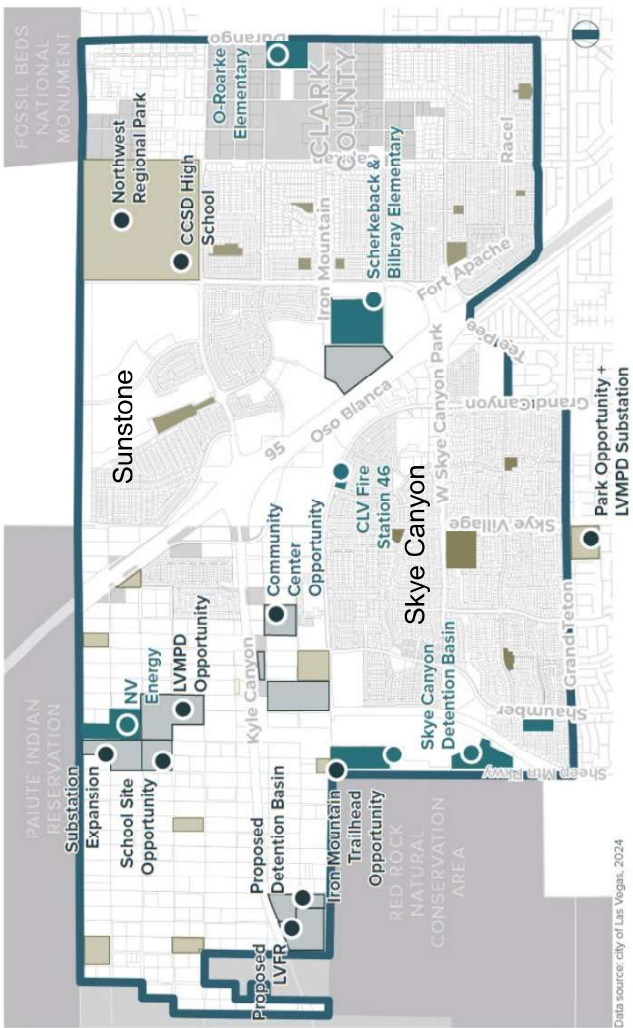
**24-0615-DIR1 / R-27-2025
ITEMS 27 / 41
CITY COUNCIL
APRIL 16, 2025**

Submitted at Meeting
Date: 04/16/2025 Items: 29 and 43
By Staff

2050 MASTER PLAN



KYLE CANYON SPECIAL AREA PLAN



COMMUNITY PROFILE

2050 MASTER PLAN

2050 PROJECTIONS

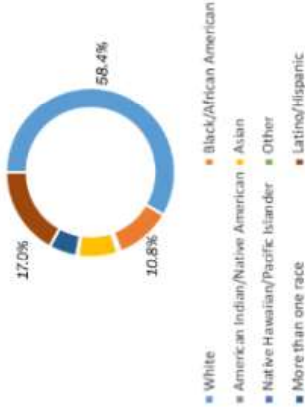
- Population: 47,063
- Total New Housing Units: 10,142 (8,238 Single family / 1,904 Multi family)
- New Commercial (1,000 GSF): 639,992
- Housing Density: 4.19 dwelling units / acre
- Population Density: 8,748 residents / square mile

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



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

OUTREACH

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 organizations, 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.

3

ONLINE PUBLIC SURVEYS

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



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

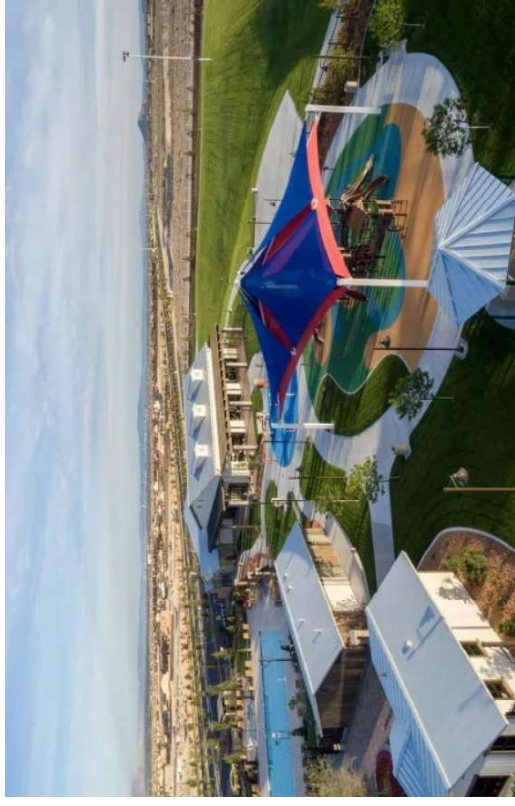
Non-motorized transportation

Public safety

Improve existing development

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

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.

- 
- 1** Design neighborhoods, parks, and open space to embrace the **LAND & NATURAL SURROUNDINGS**
 - 2** Design neighborhoods for convenience and **QUALITY OF PLACE**
 - 3** Prioritize **RECREATION & ACTIVE LIFESTYLES** along desert edge with access to key natural area like Mount Charleston, Red Rock National Conservation Area (NCA), and Tule Springs Fossil Beds
 - 4** Design **COMPLETE STREETS** that enhance the sense of place and create a network of multi-modal travel options
 - 5** Provide resilient **INFRASTRUCTURE & SERVICES** for the future of Kyle Canyon

LAND – PLACE – REC – STREETS - INVEST

- Native & Adaptive Plants
- Sensitive development adjacent to Tule Springs NM, Red Rock Canyon NCA, and tribal lands

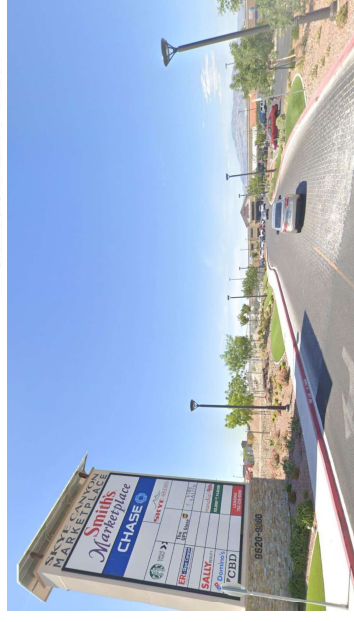


LAND – PLACE – REC – STREETS – INVEST

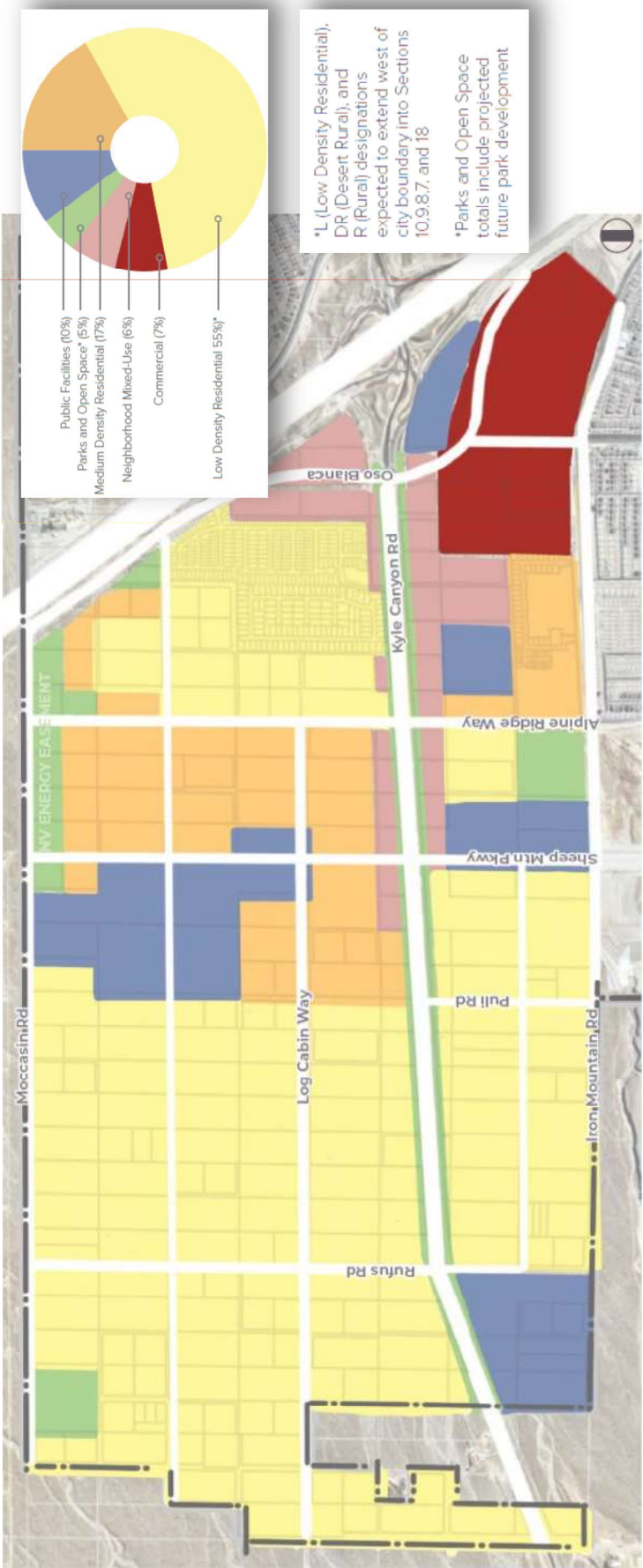
- Range of housing opportunities
- Provide nodes for commercial and mixed-use space
- Land use and density
- Placemaking



The District, Green Valley Ranch

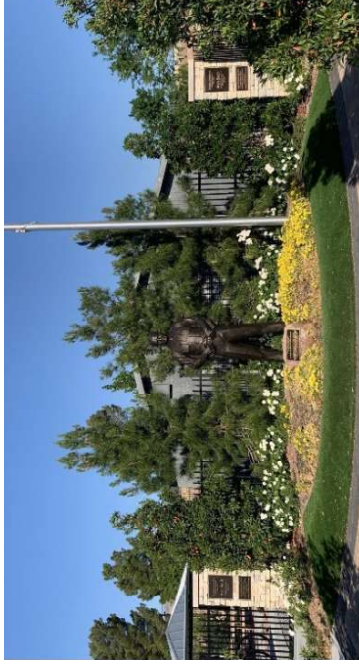
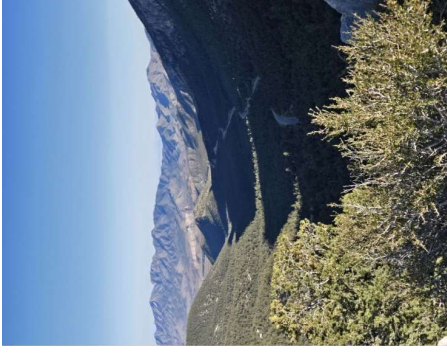


LAND – PLACE – REC – STREETS – INVEST

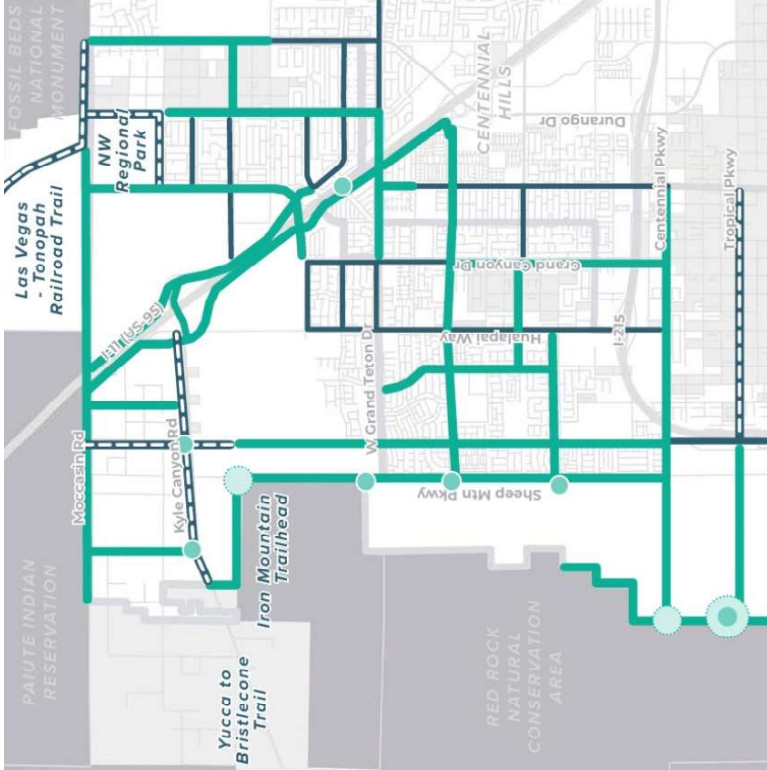


LAND – PLACE – **REC** – STREETS – INVEST

- Increase parks and recreation opportunities
 - 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

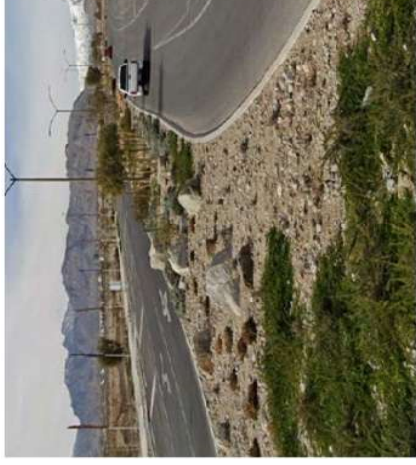
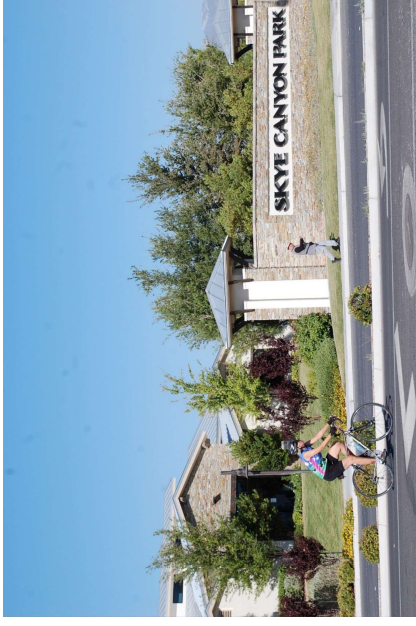


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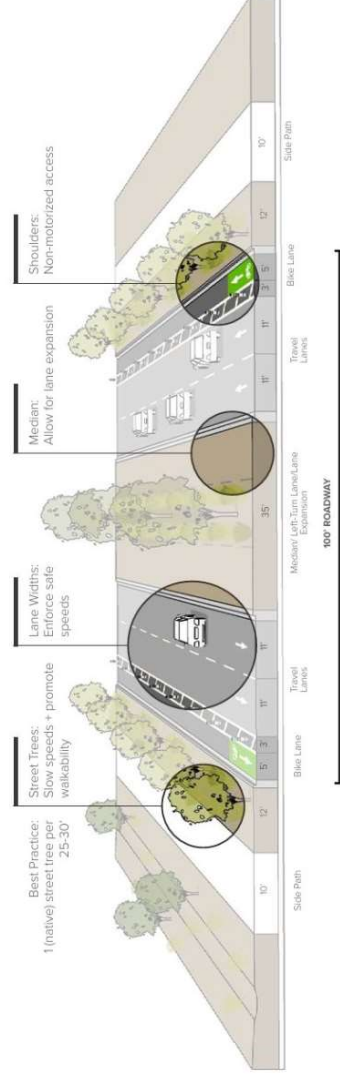
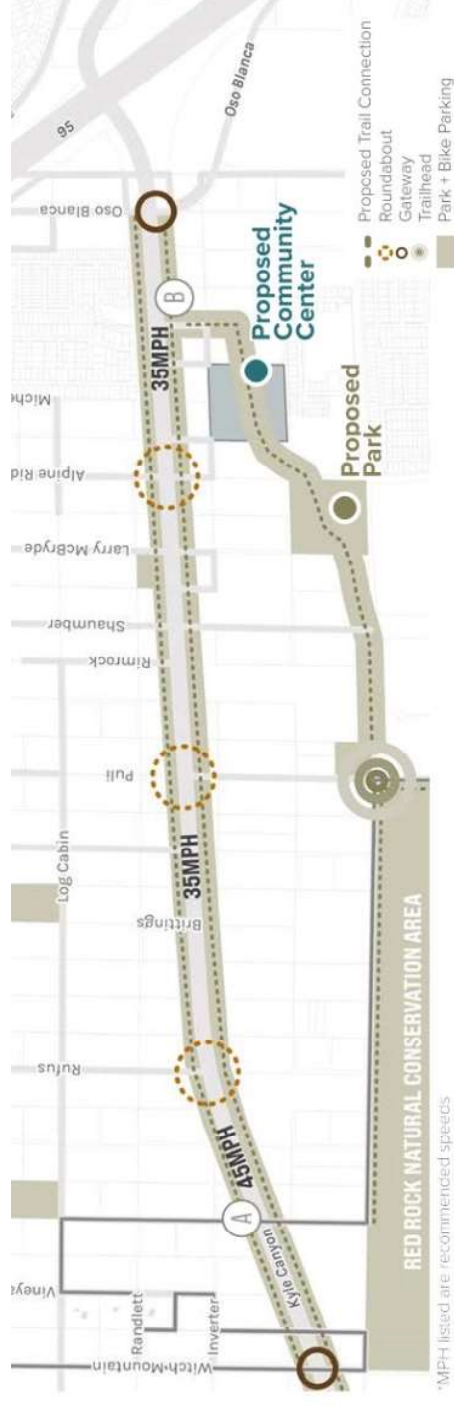


LAND – PLACE – REC – STREETS – INVEST

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

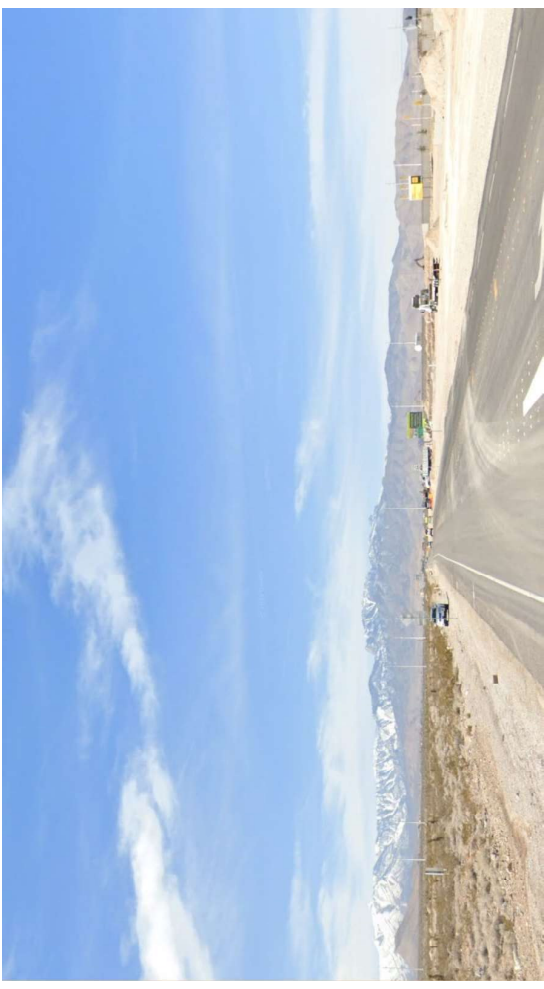


LAND - PLACE - REC - **STREETS** - INVEST - INVEST



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
 - RFCDD flood
 - Energy
 - Road and other improvements



Estimated cost: >\$650 million (2024)

*See Kyle Canyon Appendix

WATER

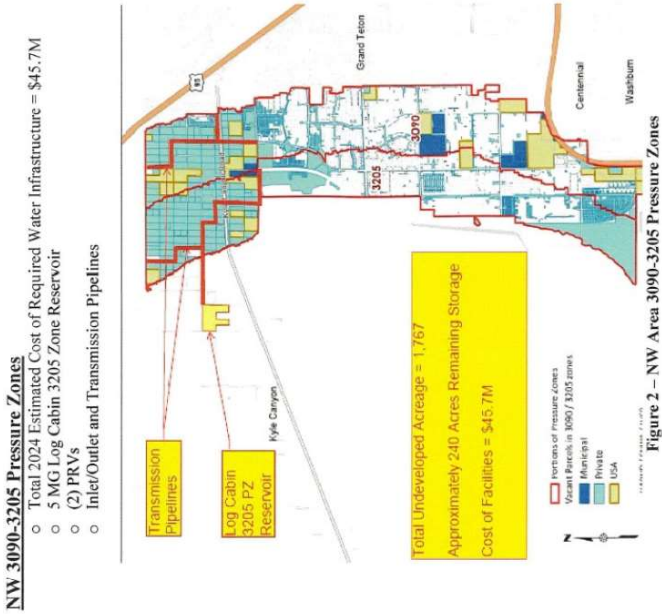
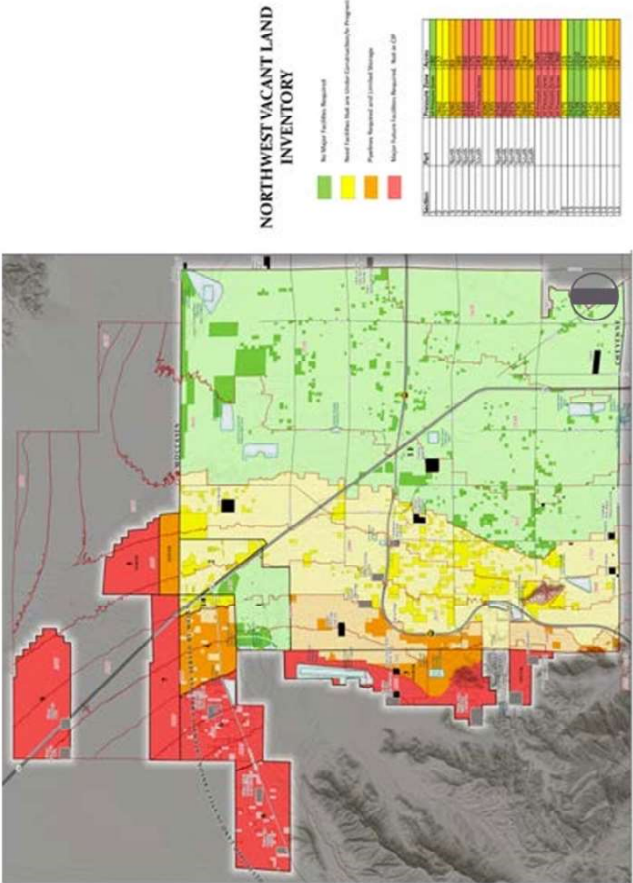


Figure 2 – NW Area 3090-3205 Pressure Zones



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