



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 11, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0615-DIR1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED RJ ONLY

PROTESTS 0

APPROVALS 0

Staff Report Page One
March 11, 2025 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The City of Las Vegas is requesting adoption of the Kyle Canyon Special Area Plan, covering the Kyle Canyon area of the 2050 Master Plan. This plan consists of additional specific recommendations largely consistent with the City Las Vegas 2050 Master Plan and if adopted, would support the ongoing implementation within the geographic boundaries of the area. The attached special area plan (Exhibit A) is a supplement to the City of Las Vegas 2050 Master Plan and is recommended to be considered for adoption by resolution of City Council.

ISSUES

- Section 5 of Ordinance 6788 designates sixteen areas of the city representing the collection of neighborhoods, districts, and nodes of various parts of the city, as described within Chapter 2 of the 2050 Master Plan. The City is directed to work with persons that represent each area to develop a plan and establish priorities for implementing recommended improvements.
- Adoption of the Kyle Canyon Special Area Plan achieves an outcome of the 2050 Master Plan to adopt a specific plan for each area of the city for the purposes of ongoing plan implementation.

ANALYSIS

Background

On July 21, 2021, the City Council adopted the City of Las Vegas 2050 Master Plan as the new long-range comprehensive master plan for the City of Las Vegas (Ordinance 6788). The 2050 Master Plan addresses the comprehensive range of elements required by NRS 278.160. For each element, goals, key actions and implementation strategies, and outcomes address short and long-term opportunities and challenges. Chapter 2 describes sixteen areas, their socio-economic and demographic attributes, land use, community services and amenities, and infrastructure, as well as how the Master Plan's elements may interact with each geographic area. To implement various components of the 2050 Master Plan or a special area plan thereof, Chapter 5 details tools for each of the Key Actions, which may be implemented short-term, long-term, or on an ongoing basis by City departments, external stakeholders, or community groups. These tools include:

Staff Report Page Two
March 11, 2025 - Planning Commission Meeting

- Local policy or regulation: actions taken by the City Council or Planning Commission by ordinance, resolution, or action by the City Manager or through the City's departments.
- City Programs: carrying out new or existing City programs, whether delegated from the Plan, the City's Strategic Plan, through the City Manager, or NRS.
- Capital Improvements: development, provision, and maintenance of physical infrastructure, recommended through the annual Capital Improvement Planning process.
- Federal/State Legislative policy: due in part to the limitations of limited functional home-rule, supportive changes to NRS or to the City's Charter may be needed to implement components of the plan and must be advocated for in Carson City during a legislative session. Similarly, Federal tools and resources can assist the City through one-time projects or ongoing support of required programs or service provision.
- Partnerships: Implementation through collaborative efforts with regional partners or agencies.

The Kyle Canyon Special Area Plan represents the City's third area plan (after the Vision 2045 Downtown Las Vegas Masterplan and Nuestro Futuro Este Las Vegas). The City Council retained SmithGroup for plan development for public outreach, community input, and plan development. Beginning June 2023, and lasting throughout 2024, the plan development team collected information for the plan and held focus groups and visioning workshops, in addition to various online surveys and meetings at Centennial Hills Community Center. An advisory committee, consisting of stakeholders from within Kyle Canyon, as well as regional entities, utilities, and developers, helped inform and advised the City and SmithGroup at various points during the plan development process. Throughout public input, community members, surveys, and virtual workshops indicated people continue to be concerned about the following top challenges:

- Noted concerns about the accessibility and safety of NV-157 (Kyle Canyon Road) and the ultimate design considerations for the facility between city limits and the Interstate 11 / US 95 interchange.
- The desire for (and opposition to) more housing, provided compatibility with surrounding land uses and densities, the desert landscape and viewsheds, and general aesthetics;
- Improve access to essential services, commercial and retail, public facilities, and other amenities, many of which are limited or lacking altogether
- Concerns on the lack of infrastructure, especially water, flood control, schools and school overcrowding, and road improvements.
- General concerns on the pressure of growth and the desire to adapt development with appropriate standards
- A general desire to reduce impacts on urban light intrusion for the night sky; and
- Improved availability and accessibility of parks, open space, and outdoor recreational opportunities

Staff Report Page Three
March 11, 2025 - Planning Commission Meeting

The Plan's content was drafted through the latter half of 2024. Comments were accepted from stakeholders and the general public in Winter 2024.

The plan consists of several chapters built around five ideas that align with the 2050 Master Plan's guiding principles of equity, health, innovation, resilience, and livability. Unique to this area of the city is a mix of existing master-planned communities and neighborhoods, including Skye Canyon, Sunstone, as well as undeveloped land with limited infrastructure. The plan recommends the following ongoing implementation activities and policies:

- The design of neighborhoods, parks, and open space must embrace the land and natural surroundings. Because the Kyle Canyon area represents one of the few remaining locations within the City with large parcels of undeveloped land, new neighborhoods and public rights of way should employ best design practices that enhance the desert landscape. This includes reducing the usage of nighttime lighting and solid block walls, incorporating drought tolerant native and adaptive landscaping that increase tree canopy coverage, and ensuring water conservation measures are employed in ways that minimize consumptive use.
- Neighborhoods should be designed for convenience and quality of place. While the master planned communities of Skye Canyon and Sunstone have development agreements in place, the plan recommends land use types and densities that transition in intensity from the Kyle Canyon / I-11 (US 95) interchange to the west. As such, land use entitlement applications, including general plan amendments and rezoning applications, must be considered and recommended for approval or denial based on consistency with the proposed land use plan and to dissuade leap-frog development from occurring.
- The City has previously resolved and engaged in efforts to prioritize recreation and active lifestyles along the desert edge with access to natural areas like Mt Charleston, Red Rock Canyon, and Tule Springs. Because of the proximity to these amenities, future trails, including the Vegas Valley Rim Trail and the La Madre Foothills trail system, and parks and recreation projects should make linkages to these natural features.
- A recent General Plan Amendment (24-0222-GPA2) amended the Master Plan of Streets and Highways. To complement this amendment, the design of future streets and roadways, including NV-157 (Kyle Canyon Road) and the adjacent parallel Yucca to Bristlecone Trail, and Sheep Mountain Pkwy, should be done to Title 19.04 complete streets standards that ensure connectivity and safety of pedestrians and bicyclists, orderly traffic flow, and facilitation of multi-modal options to adjacent areas and distant parts of Las Vegas.

Staff Report Page Four
March 11, 2025 - Planning Commission Meeting

- Due to the lack of water and sewer service, flood control facilities, energy infrastructure, and other street improvements for parts of Kyle Canyon, the coordinated provision of resilient infrastructure and services is necessary if any future development is to occur, especially for the portions of Kyle Canyon west of Interstate 11. The City will strive to ensure a phased approach to ensure these facilities and other necessary services, including police and fire protection, can be constructed in such a manner that reduces leapfrog development. This may be done in consultation with other regional entities and utility service providers. Additionally, given the importance of the Greenlink West transmission corridor, the City must ensure coordination on that and associated projects while also working to mitigate the aesthetic impacts of the lines.

A summary of applicable capital projects, policies, and programming is described throughout the plan, Major projects, some of which are included in the existing 2050 Master Plan, prior capital improvement plans or the capital improvement plans of other agencies include, but are not limited to:

- LVVWD reservoirs and transmission facilities (Log Cabin, Kyle Canyon) for associated pressure zones, in connection with facilities in Centennial Hills and La Madre Foothills
- Regional Flood Control Facilities of the Upper Northern Watershed of the Las Vegas Wash, including, but not limited to:
 - Kyle Canyon Sediment Basin
 - Expansion of the Kyle Canyon Detention Basin and Upper Las Vegas Wash facilities
 - Category A storm drain facilities along Moccasin Rd and Kyle Canyon Rd
- City of Las Vegas sewer lines
- Completion of improvements along NV-157 / Kyle Canyon Rd
- Completion of improvements along Sheep Mountain Pkwy
- Construct complete street sidewalks and pedestrian and bicycle safety improvements along new and existing streets identified in the Master Plan of Streets and Highways
- Yucca to Bristlecone Trail (Kyle Canyon Rd)
- Las Vegas Valley Rim Trail, including segments along Sheep Mountain Pkwy
- La Madre Foothills Trail System
- Iron Mountain Trailhead
- Fire Station I (Witch Mountain / Kyle Canyon)
- Completion of Northwest Regional Park and Igor Soldo Park
- Proposed community center
- LVMPD police substation and area command
- New comprehensive CCSD High School (2028) and CCSD elementary schools located based on new housing development needs

Staff Report Page Five
March 11, 2025 - Planning Commission Meeting

- Completion of Greenlink West and associated transmission and distribution facilities
- RTC Park 'n' Ride and Transit Center (Interstate 11 / Kyle Canyon interchange)
- Wayfinding and gateway signage

FINDINGS (22-0294-GPA1)

The Kyle Canyon Special Area Plan for the Kyle Canyon area (Exhibit A) is consistent with Section 5 of ordinance 6788. The plan supplements the City of Las Vegas 2050 Master Plan and is a vision document intended to guide future development and plan implementation activities within Kyle Canyon and does not contain additional regulatory authority or obligate funding. Staff recommends approval of the Kyle Canyon Special Area Plan.

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
4/1/1992	The Las Vegas City Council adopted the City of Las Vegas General Plan
9/6/2000	The Las Vegas City Council adopted the Las Vegas Master Plan 2020 (Ordinance 2000-62)
Adoption of Master Plan 2020 Elements and Amendments	<ul style="list-style-type: none"> • Community Design Element: Ord 5997 (08/06/2008) • Conservation Element: Ord 5529 (PC: 8.22.02 / CC: 11.6.02); Rev: GPA-6287, 6.1.05; GPA-43977, 5.2.12 • Economic Element: Ord 6057 (9/2/2009) • Historic Properties & Neighborhoods Preservation Plan Element: Ord 5931 (09.05.2007); Rev: Ord 6104 (08.04.2010) • Housing Element: Ord 6246 (04.17.2013) • Land Use & Rural Neighborhoods Preservation Element: Ord (09.02.2009); Rev: Ord (06.20.2018) • Parks Element: Res 44-2000 (03.15.200); Rev: Ord 6290 (11.20.2013) • Population Element: Ord 6078 (02.17.2010) • Public Facilities & Building Element: Ord 6364 (11.19.2014) • Safety & Seismic Safety Element: Ord 6103 (08.04.2010) • Trails Element: Ord 6237 (2/20/2013) • Transit Element: Ord 5968 (2/20/2008) • Transportation & Streets and Highway Element: Ord 6038 (4/15/2009) • Water Element: GPA-6288 (6/1/2005)

Staff Report Page Six
March 11, 2025 - Planning Commission Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc., continued</i>	
4/12/2016	DIR-63603 – The Planning Commission received a presentation and update on the Downtown Master Plan
5/10/2016	DIR-64287 – The Planning Commission received a presentation and update on the Downtown Master Plan
6/15/2016	The Las Vegas City Council received a presentation and adopted the Vision 2045 Downtown Las Vegas Masterplan (R-25-2016).
11/10/2020	20-0266-DIR1 - The Planning Commission received a report for discussion and possible action to discuss adoption of the City of Las Vegas 2050 Master Plan.
7/21/2021	The Las Vegas City Council adopted the City of Las Vegas 2050 Master Plan (Ordinance 6788)
7/12/2022	22-0294-GPA1 – The Planning Commission approved amendments and updates to portions of the City of Las Vegas 2050 Master Plan.
8/17/2022	22-0294-GPA1 – The City Council approved amendments and updates to portions of the City of Las Vegas 2050 Master Plan.
5/9/2023	23-0094-DIR1 – The Planning Commission adopted the Nuestro Future Este Las Vegas Special Area Plan for the East Las Vegas area.
6/21/2023	The Las Vegas City Council received a presentation and adopted the Nuestro Future Este Las Vegas Special Area Plan for the East Las Vegas area. (R-30-2023).
12/12/2023	23-0572-GPA1 – The Planning Commission approved amendments and updates to portions of the City of Las Vegas 2050 Master Plan.
1/17/2024	23-0572-GPA1 – The City Council approved amendments and updates to portions of the City of Las Vegas 2050 Master Plan.
7/9/2024	24-0222-GPA1 / GPA2 – The Planning Commission approved amendments and updates to portions of the City of Las Vegas 2050 Master Plan and the Master Plan of Streets and Highways Map.
9/18/2024	24-0222-GPA1 / GPA2 – The City Council approved amendments and updates to portions of the City of Las Vegas 2050 Master Plan and the Master Plan of Streets and Highways Map.
01/14/25	The Planning Commission (6-0 vote) to HOLD IN ABEYANCE Discussion for possible action on adopting the Kyle Canyon Special Area Plan for the Kyle Canyon area - Ward 6 (Brune).

****SUPPLEMENTAL MATERIAL****

- **Exhibit A** – Kyle Canyon Special Area Plan
 (attached to backup materials – may be accessed at the Kyle Canyon Special Area Plan page)
<https://www.lasvegasnevada.gov/Business/Planning-Zoning/Master-Special-Area-Plans-Archive?tab=4>)